

For further information on an agenda item, please contact the City at 12363 Limonite Ave.
Suite 910, Eastvale, CA 91752

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EASTVALE
Wednesday May 8, 2013
6:30 P.M.

Rosa Parks Elementary School, 13830 Whispering Hills Drive

1. **CALL TO ORDER:** 6:30 p.m.

2. **ROLL CALL/INVOCATION /PLEDGE OF ALLEGIANCE:**

Council Members – Ric Welch, Kelly Howell, Jeff DeGrandpre
Mayor Pro Tem – Adam Rush
Mayor – Ike Bootsma

3. **PRESENTATIONS/ANNOUNCEMENTS:**

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

3.1 Presentation of Proclamation for May is Mental Health Month.

4. **PUBLIC COMMENT/CITIZEN PARTICIPATION:**

This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor's, City Council's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form", available at the side table. The completed form is to be submitted to the City Clerk prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

5. **CONSENT CALENDAR:**

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to two (2) minutes each with a maximum of (6) minutes.

5.1 **Memorandum of Understanding with Riverside Transit Agency for Bus Shelter.**

Recommendation: Approve memorandum of understanding with Riverside Transit Agency and authorize City Manager to execute on behalf of the City.

5.2 Ordinance relating to excavations in the Public Right of Way.

Recommendation: Hold second reading and adopt Ordinance 2013-05, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING IN ITS ENTIRETY CHAPTER 12.08 OF THE EASTVALE MUNICIPAL CODE RELATING TO EXCAVATIONS IN THE PUBLIC RIGHT OF WAY.

5.3 Resolution of Support for Lake Perris.

Recommendation: Approve Resolution No. 13-11, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SUPPORTING THE GOVERNOR'S COMMITMENT TO LAKE PERRIS AND THE LAKE PERRIS STATE RECREATION AREA, AND URGING OTHER CITIES IN SOUTHERN CALIFORNIA TO DO THE SAME

6. OLD BUSINESS ITEMS:

Public comment will be called for each item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed you may not further speak on the matter unless the City Council requests further clarification of your statement. Public comment is limited to two (2) minutes with a maximum of six (6) minutes.

6.1 Eastvale Community Foundation CDBG Grant Process.

Recommendation: Receive and file.

6.2 Administrative Policy regarding Use of City Vehicles.

Recommendation: Approve Administrative Policy regarding Use of City Vehicles.

6.3 Approve City's Strategic Plan.

Recommendation: 1) Approve City's Strategic Plan; and 2) Provide direction on items to be included in FY2013-14 Budget.

6.4 Economic Development Program.

Recommendation: Provide direction on level of Economic Development for Fiscal Year 2013-14.

7. NEW BUSINESS ITEMS:

Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. Public Comment is limited to two (2) minutes with a maximum of six (6) minutes.

7.1 Proposed revisions to Personnel Policies and Procedures.

Recommendation: Approve recommended changes to Personnel Policies and Procedures by adopting Resolution No. 13-14, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE RELATING TO THE DUTIES, COMPENSATION AND TERMS OF EMPLOYMENT OF CITY EMPLOYEES.

7.2 Proposed revised salary and benefit schedule.

Recommendation: Approve revised salary and benefit schedule effective July 1, 2013.

7.3 Alternative Tax Apportionment (TEETER).

Recommendation: Adoption of Resolution No. 13-10, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, MADE PURSUANT TO SECTION 4715 OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AGREEING TO PARTICIPATE IN THE ALTERNATE METHOD FOR DISTRIBUTION OF TAX LEVIES AND COLLECTIONS AND OF TAX SALE PROCEEDS ADOPTED BY THE COUNTY OF RIVERSIDE.

8. PUBLIC HEARINGS:

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.***

8.1 Introduction and Public Hearing for the Annual Operations and Capital Improvement Budget Fiscal Year 2013-2014.

Recommendation: Consideration and discussion of Fiscal Year 2013-2014 Annual Operations and Capital Improvement Budget and set date for continuation of Public Hearing and adopting of Budget resolution for June 12, 2013.

8.2 Amendment to Eastvale Specific Plan 300 to allow Home Occupations subject to the regulations of the Eastvale Zoning Code.

Recommendation: On April 17, 2013, the Planning Commission recommended that the City Council take the following actions:

1. Adopt a Notice of Exemption in compliance with the review requirements contained in the California Environmental Quality Act (CEQA);

2. Hold first reading of Ordinance No. 2013-08, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING EASTVALE SPECIFIC PLAN 300 TO ALLOW HOME OCCUPATIONS SUBJECT TO THE REGULATIONS OF THE EASTVALE ZONING CODE;

3. Direct Staff to revisit the Home Occupations regulations of the Eastvale Zoning Code to consider prohibiting signage for home occupations.

8.3 Proposed updates to the Eastvale Zoning Code.

Recommendation: The Planning Commission recommended approval of the proposed changes to the Zoning Code. To achieve these changes, the following actions should be taken:

1. Adopt the proposed Notice of Exemption; and

2. Introduce and hold first reading of Ordinance No. 2013-09, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE MAKING FINDINGS AND ADOPTING UPDATES TO THE EASTVALE ZONING CODE.

8.4 Project No. 11-0558 – The Trails at Eastvale Residential Development by Richland Communities – Request for a General Plan Amendment from Light Industrial to Medium Density Residential, a Change of Zone from A-2-10 to PRD, a Tentative Tract Map to subdivide a 50.5-acre site into 224 Single-Family Residential Lots and 13.7 acres of parkland, trails and open space, and a mitigation monitoring and reporting program – APN: 144-010-034 and -035.

Recommendation: On April 17, 2013, the Planning Commission considered the proposed project and recommended that the City Council approve the project by taking the following actions:

1. Adopt Resolution No. 13, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROJECT NO. 11-0558 THAT CONSISTS OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP NO.

36423, AND PLANNED RESIDENTIAL DEVELOPMENT; AND APPROVING GERNERAL PLAN AMENDMENT NO. 11-0558, TENTATIVE TRACT MAP NO. 36423, AND PLANNED RESIDENTIAL DEVELOPMENT NO. 11-0558, SUBJECT TO CONDITIONS OF APPROVAL FOR THE REAL PROPERTY LOCATED AT 6313 ARCHIBALD AVENUE (NORTHWEST OF ARCHIBALD AVENUE AND 65TH STREET)(ASSESSOR'S PARCEL NUMBERS 144-010-034 AND -035)

2. Introduce and hold first reading of Ordinance No. 2013-07, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CHANGE OF ZONE NO. 11-0558 TO AMEND THE OFFICIAL ZONING MAP FROM HEAVY AGRICULTURE (A-2-10) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE FOR THE REAL PROPERTY LOCATED AT 6313 ARCHIBLAD AVENUE (NORTHWEST OF ARCHIBALD AVENUE AND 65TH STREET)(ASSESSOR'S PARCEL NUMBERS 144-010-034 AND -035).

9. COUNCIL COMMUNICATIONS:

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

This is an opportunity for the Mayor and City Council Members to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.

10. CITY MANAGER'S REPORT:

11. CLOSED SESSION:

11.1 CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION:

Initiation of litigation pursuant to subdivision (c) of Section 54956.9:
Number of Cases: Two (2)

12. ADJOURNMENT:

The next regular meeting of the Eastvale City Council will be held on May 8, 2013 at 6:30 p.m. at Rosa Parks Elementary School.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

POSTING STATEMENT:

I, Ariel M. Hall, Assistant City Clerk or my designee hereby certify that a true and correct, accurate copy of the foregoing agenda was posted May 2, 2013, seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

Eastvale City Hall 12363 Limonite Ave. Suite 910

Rosa Parks Elementary School 13830 Whispering Hills Drive

Eastvale Library 7447 Scholar Way

City of Eastvale Website, www.eastvaleca.gov



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

1. CALL TO ORDER



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

2. *ROLL CALL/PLEDGE OF ALLEGIANCE*

PROCLAMATION

PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, DECLARING MAY 2013 AS MENTAL HEALTH MONTH

WHEREAS, mental illness can impact anyone, regardless of age, background, employment, education and income level; and

WHEREAS, mental illness usually strikes individuals in the prime of their lives, often during adolescence and young adulthood, although the very young and the elderly are especially vulnerable; and

WHEREAS, many treatments for serious mental illnesses, in combination with treatment and recovery supports, are highly effective, allowing people to maintain their quality of life and their involvement with their families and communities; and

WHEREAS, the National Institute of Mental Health reports that one in four adults – approximately 57.7 million Americans - experience a mental health disorder in a given year; and

WHEREAS, the United States Surgeon General reports that 10 percent of children and adolescents in the United States suffer from serious emotional and mental disorders that cause significant functional impairment and that half of all Americans experience a mental disorder at some time in their lives; and

WHEREAS, recent population data suggest that nearly 140,000 people of all ages in Riverside County may be impacted by serious mental illness and may seek treatment from a variety of community resources; and

WHEREAS, the Mental Health America has promoted the observance of “May is Mental Health Month” since 1949 in order to increase awareness and understanding of mental health; and

WHEREAS, the Riverside County Mental Health Board is presenting “Live Life Well”, a mental health fair on Thursday, May 16, 2013 at Fairmount Park in Riverside in support of the May is Mental Health Month observance; and

WHEREAS, encouraging awareness of mental health issues and promoting wellness and recovery for those with mental health needs are important values for every community;

NOW, THEREFORE, LET IT BE KNOWN, that the City Council of the City of Eastvale authorize this proclamation to signify its support of greater awareness of mental health issues and joins with the Riverside County Mental Health Board in its observance of

MAY IS MENTAL HEALTH MONTH

Ike Bootsma, Mayor



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

4. *PUBLIC COMMENT/CITIZEN PARTICIPATION*



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: GEORGE ALVAREZ, CITY ENGINEER

**SUBJECT: MEMORANDUM OF UNDERSTANDING WITH RIVERSIDE TRANSIT
AGENCY FOR BUS SHELTER**

**RECOMMENDATION: APPROVE MEMORANDUM OF UNDERSTANDING
WITH RIVERSIDE TRANSIT AGENCY AND
AUTHORIZE CITY MANAGER TO EXECUTE ON
BEHALF OF THE CITY**

BACKGROUND:

During its annual update on the Transportation Uniform Mitigation Fee (TUMF) Transportation Improvement Program in December 2012, the Riverside Transit Agency (RTA) updated the Transportation Improvement Program (TIP) that includes nine transit service enhancement projects to accommodate future transit growth throughout its jurisdictional region. The program includes a bus shelter in the City of Eastvale.

DISCUSSION:

The project consists of the construction of bus stop amenities adjacent to the Eastvale Gateway South Center, located on the south side of Limonite Avenue, east of Hamner Avenue. The bus stop currently supports regional and local routes, Routes 29 and 3, respectively.

Improvements consist of metal framed, custom bus shelter with windbreaks and solar lighting, two (2) benches, and a trash receptacle. The Memorandum of Understanding (MOU) between RTA and the City of Eastvale addresses common issues concerning the bus shelter construction and each agency's responsibility. The MOU has been reviewed and approved by the City Attorney.

FISCAL IMPACT:

There is no fiscal impact to the City since RTA will be responsible for the installation and maintenance costs.

ATTACHMENT:

Memorandum of Understanding

Prepared by: Joe Indrawan, Senior Engineer

Reviewed by: George Alvarez, City Engineer

Carol Jacobs, City Manager

John Cavanaugh, City Attorney

1 **Memorandum of Understanding**
2 **Between**
3 **The Riverside Transit Agency**
4 **and**
5 **The City of Eastvale**
6

7 This Memorandum of Understanding (MOU), made this _____ day of
8 _____, 2013, is by and between the Riverside Transit Agency,
9 located at 1825 Third Street, Riverside, CA., 92507, (hereinafter referred to as "RTA")
10 and the City of Eastvale, located at 12363 Limonite Avenue Suite 910, Eastvale, CA.,
11 91752 (hereinafter referred to as the "CITY"). Collectively RTA and the CITY may be
12 referred to as "PARTIES", or sometimes individually referred to as "PARTY."

13 **WHEREAS**, RTA provides public transit service for the western portion of
14 Riverside County; and

15 **WHEREAS**, the CITY, is a municipality in western Riverside County; and

16 **WHEREAS**, RTA desires to install (1) 5' x 16' bus shelter, (2) 6' metal benches
17 and (1) 32-gallon trash receptacle, (hereinafter referred to as "IMPROVEMENTS"), in
18 the CITY right-of-way at the current RTA bus stop near 12508 Limonite Avenue in front
19 of the Eastvale Gateway South shopping center (hereinafter referred to as "BUS
20 STOP"); and

21 **WHEREAS**, the purpose of this MOU is to establish terms and conditions under
22 which the PARTIES shall purchase, install, operate and maintain the IMPROVEMENTS.

23 **NOW THEREFORE**, in consideration of the mutual benefits to the PARTIES
24 hereto, and in consideration of the covenants and conditions herein contained, the
25 PARTIES agree as follows:

26 **ARTICLE 1. CITY RESPONSIBILITIES**

27 a. The CITY shall permit RTA to construct the IMPROVEMENTS within the
28 CITY's right-of-way along the north side of Limonite Avenue at the BUS STOP.

1 b. The CITY, or its authorized designee, shall select the bus shelter color
2 prior to RTA commencing procurement.

3 c. The CITY will allow RTA's contractor to pull a "no-fee" encroachment
4 permit for the installation of the IMPROVEMENTS.

5 **ARTICLE 2. RTA RESPONSIBILITIES**

6 a. RTA shall use the BUS STOP and conduct its activities in a reasonable,
7 conscientious and professional manner.

8 b. RTA shall be solely responsible for the purchase, construction, installation,
9 replacement, and maintenance of the IMPROVEMENTS.

10 c. RTA shall ensure that the contractor will:
11 1. Possess a Class "B" contractor's license;
12 2. Obtain a CITY business registration;
13 3. Provide all required submittals; and,
14 4. Secure general liability insurance naming the CITY as additional
15 insured to be submitted with the permit application. No work shall be commenced
16 under this MOU until the required insurance is received and approved by the City
17 Attorney.

18 d. RTA shall maintain the IMPROVEMENTS and the BUS STOP in a neat
19 and clean condition, including trash collection, and, upon termination of this MOU,
20 restore the BUS STOP to its original condition.

21 e. RTA, in its absolute and sole discretion, shall determine all schedules,
22 times, routes, vehicles and any other matter related to its provision of public transit
23 service.

24 **ARTICLE 3. INDEPENDENT CONTRACTORS**

25 The relationship of the PARTIES in the performance of this MOU is that of
26 independent agencies. Employees or Contractors performing services on behalf of RTA
27 or CITY under this MOU shall at all times be under the exclusive direction and control of
28 their respective employers.

1 **ARTICLE 4. INDEMNITY**

2 RTA shall indemnify, defend, and hold CITY harmless, including each CITY's
3 governing board members, officers, officials, directors, employees agents from and
4 against any and all claims (including attorney's fees and reasonable expenses for
5 litigation or settlement) for any loss or damages for bodily injuries, including death or
6 loss of, damage to or loss of use of property caused by the negligent acts, omissions or
7 willful misconduct by RTA, its officers, directors, employees, or agents, including
8 contractors, in connection with or related to the purchase, construction, installation,
9 replacement, and maintenance of the IMPROVEMENTS.

10 **ARTICLE 5. ASSIGNMENT**

11 This MOU shall not be assigned, transferred or subcontracted without the prior
12 written consent of both PARTIES. In the event of either PARTY'S dissolution, this MOU
13 shall terminate at the option of the remaining PARTY.

14 **ARTICLE 6. AMENDMENTS**

15 a. This MOU may only be amended by written mutual consent of both
16 PARTIES. The amendment shall be in writing and signed by both PARTIES hereto.

17 b. No oral understanding not incorporated herein shall be binding on any of
18 the PARTIES hereto.

19 **ARTICLE 7. TERM AND TERMINATION**

20 This MOU shall be effective upon the date first above written and shall remain in
21 effect until terminated by either party giving (30) days prior written notice thereof to the
22 other party.

23 **ARTICLE 9. NOTICES**

24 All notices hereunder and communications regarding the interpretation of the
25 terms of this MOU, or changes thereto, shall be effected by delivery of said notices in
26 person, via electronic mail, or by depositing said notices in the U.S. mail, registered or
27 certified mail, returned receipt requested, postage prepaid and addressed as follows:

1 **To CITY:**
2 City of Eastvale
3 12363 Limonite Avenue
4 Suite 910
5 Eastvale, CA 91752
6 **ATTENTION:** C. Jacobs
7 City Manager
8 Phone: (951) 703-4411
9 Fax: (951) 361-0888
10 cjacobs@easvaleca.gov

To RTA:
Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
ATTENTION: V. Rouzaud
Chief Procurement & Logistics Officer
Phone: (951) 565-5180
Fax: (951) 565-5001
vrouzaud@riversidetransit.com

11 **ARTICLE 9. COMPLETE AGREEMENT**

12 a. This MOU and the documents incorporated herein constitute the complete
13 and exclusive statement of the terms of the MOU between the PARTIES and it
14 supersedes all prior representations, understandings, and communications regarding
15 the provisions hereunder. The invalidity in whole or in part of any provision of this MOU
16 shall not affect the validity of other provisions. Either PARTY'S failure to insist in any
17 one or more instance upon the performance of any term or terms of this MOU shall not
18 be construed as a waiver or relinquishment of either PARTY'S right to such
19 performance or to future performance of such a term or terms. Both PARTIES agree
20 time shall be of the essence under this MOU.

21 b. Changes hereto shall not be binding upon either PARTY except for those
22 made in accordance with Article 6, Amendments.

23 **ARTICLE 10. GOVERNING LAW**

24 The laws of the State of California, without regard to any conflicts of law
25 provisions, shall govern any action or claim arising out of this MOU. The PARTIES
26 agree that the venue for any action or claim arising out of or related to this MOU shall
27 be Riverside County. If any action or claim concerning this MOU is brought by a third
28 party, the PARTIES agree to use their best efforts to obtain a change of venue to
29 Riverside County.

1 **ARTICLE 11. FORCE MAJEURE**

2 Either PARTY shall be excused from performing its obligations under this MOU
3 during the time and to the extent that it is prevented from performing by an
4 unforeseeable cause beyond its control, including but not limited to: any incidence of
5 fire, flood; acts of God; commandeering of material, products, plants or facilities by the
6 federal, state or local government; national fuel shortage; or a material act or omission
7 by the other PARTY; when satisfactory evidence of such cause is presented to the other
8 PARTY, and provided further that such nonperformance is unforeseeable, beyond the
9 control and is not due to the fault or negligence of the PARTY not performing.

10 **IN WITNESS WHEREOF**, the parties hereto have caused this MOU to be
11 executed on the date first above written.

12 **RIVERSIDE TRANSIT AGENCY**

CITY OF EASTVALE

13 By _____
14 Larry Rubio
15 Chief Executive Officer

By _____
Carol Jacobs
City Manager

16 **APPROVED AS TO FORM:**

APPROVED AS TO FORM:

17 By _____
18 Kennard R. Smart, Jr.
19 General Counsel

By _____
John Cavanaugh
City Attorney

20
21
22
23
24
25

ATTEST:
By _____
Ariel M Hall
Assistant City Clerk

ORDINANCE NO. 2013-05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE,
CALIFORNIA, AMENDING CHAPTER 12.08 IN ITS ENTIRETY TO THE
EASTVALE MUNICIPAL CODE REGULATING EXCAVATIONS IN THE PUBLIC
RIGHT OF WAY**

THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 12.08 of the Eastvale Municipal Code regulating Excavations is amended in its entirety to read as follows:

“Chapter 12.08 – EXCAVATIONS IN THE PUBLIC RIGHT OF WAY

Sections:

- 12.08.020 – Purpose of Ordinance
- 12.08.030 – Permits required to excavate
- 12.08.040 – Definitions
- 12.08.050 – Application
- 12.08.060 – Issuance
- 12.08.070 – Permit to be available at excavation site
- 12.08.080 – Compliance with Safety Regulations
- 12.08.090 – Excavations not in accordance with permit declared invalid
- 12.08.100 – Restoration of pavement, traffic loops and pavement markers
- 12.08.110 - Opening, backfilling, and pavement trenches
- 12.08.120 – Cleaning up Streets
- 12.08.130 – Repair and Maintenance obligation of permittee
- 12.08.140 – Subsurface of pavement failure
- 12.08.150 – Repair by the Department
- 12.08.160 – Emergency remediation by the Department
- 12.08.170 – Emergency Excavation
- 12.08.180 – Blanket Permits
- 12.08.190 – Liability of City
- 12.08.200 – Notice for markings of subsurface facilities
- 12.08.210 - Abandonment of underground facilities, reports and maps
- 12.08.220 - Identification of visible facilities
- 12.08.230 - City's obligation
- 12.08.240 - Additional Requirements
- 12.08.250 - Coordination of Excavation
- 12.08.260 - Moratorium Streets
- 12.08.270 - Tree Removal
- 12.08.280 - Deposit
- 12.08.290 – Notices
- 12.08.300 – RESERVED
- 12.08.350 - Enforcement

12.08.020 PURPOSE OF ORDINANCE

The purpose of this ordinance is the regulation of the use of the public right-of-way in the interest of public safety and convenience, and the operation of protection of public works infrastructure.

12.08.030 PERMITS REQUIRED TO EXCAVATE

It shall be unlawful for any person to make or cause to be made any excavation in, along or under the surface of any street or other public place in the City or dig in, plow up, tear up, fill, cover, disturb or change any portion of the same or permit to be constructed, put upon, maintained or left therein any obstruction or impediment to travel, pile or place thereon any material or for any other purpose without first obtaining from the Director an excavation permit in compliance with the requirements of this Chapter. Any excavation for which no permit is obtained and which does not fully comply with the requirements of this Chapter shall constitute a nuisance and shall be subject to such enforcement actions and penalties as are set forth in the Eastvale Municipal Code.

This provision shall not apply to any of the officers, employees or contractors of the City under the direction of the City departments or his or her authorized representative.

12.08.040 DEFINITIONS

For purpose of this Chapter, the following terms shall have the following meanings:

- (a) "Applicant" shall be the person applying for an excavation permit, as well as a person owning the facility or installation for which the excavation will be made.
- (b) "City" shall mean the City of Eastvale.
- (c) "Department" shall mean the Public Works Department.
- (d) "Deposit" shall mean any bond, cash deposit, or other security provided by the applicant in accordance with Section 12.08.280 of this Chapter.
- (e) "Director" shall mean the Director of Public Works Department or his or her designee.
- (f) "Excavation" shall mean any work in the surface or subsurface of the public right-of-way, including, servicing, repairing or modifying any facility(ies) in or under the surface or subsurface of the public right-of-way, and restoring the surface and subsurface of the public right-of-way.
- (g) "Facility" or "Facilities" shall include, but not be limited to, any and all cables, cabinets, ducts, conduits, converters, equipment, drains, handholds, manholes, pipes, pipelines, splice boxes, surface location markers, tracks, tunnels, utilities, vaults, and other appurtenances or tangible things owned, leased, operated, or licensed by an owner or person, that are located or are proposed to be located in the public right-of-way.
- (h) "Major Work" shall mean any reasonably foreseeable excavation that will affect the public right-of-way for more than fifteen (15) consecutive calendar days.
- (i) "Moratorium Street" shall mean any street that has been reconstructed, or resurfaced by the Department or any other owner or person in the preceding five (5) year period.
- (j) "Owner" shall mean any person, including the City, who owns any facility or facilities or facilities that are or are proposed to be installed or maintained in the public right-of-way.
- (k) "Permit" or "Permit to Excavate" shall mean a permit to perform an excavation as it has been approved, amended, or renewed by the Department.

- (l) "Permittee" shall mean the applicant to whom a permit to excavate has been granted by the Department in accordance with this Chapter.
- (m) "Person" shall mean any individual, agency or other public or private entity, firm, business, franchisee, contractor, corporation, partnership or other combination of individuals of whatever form or character, excepting the City or a contractor performing work for the City.
- (n) "Public right-of-way" shall mean the area across, along, beneath, in, on, over, under, upon, and within the dedicated public alleys, boulevards, courts, lanes, roads, sidewalks, spaces, streets, and ways within the City, as they now exist or hereafter will exist and which are or will be under the permitting jurisdiction of the Public Works Department.
- (o) "Utility company" shall mean a public or private entity, excluding the City of Eastvale, which provides utility services including, but not limited to, electricity, gas, sewer, water and communications.

12.08.050 APPLICATION

Before issuing an excavation permit, the Director shall require a written application on a form furnished by the Director, setting forth:

- (a) The name and residence or business address of the applicant;
- (b) The location and approximate area of the excavation, including its approximate length and width, and, if the excavation is in a street, whether it is parallel or transverse to the direction of the travel lanes;
- (c) The purpose of the excavation;
- (d) The proposed start date of excavation and the length of time which will be required to complete such work, backfill the excavation and remove all obstructions, material and debris.;
- (e) A current business registration issued by the City;
- (f) Evidence of insurance as required by Section 12.08.250;
- (g) A traffic control plan to be approved by the Director;
- (h) The applicant shall attach to the application form a scaled plan per Director's requirements showing the location of the proposed excavation, the method of excavation, the facilities to be installed, to be maintained or repaired in connection with excavation, the dimensions thereof, and any other details the Director may require. The Director may establish different requirements for blanket permits issued under Section 12.08.180 of this Chapter;
- (i) At the time an application for an excavation permit is submitted, the applicant shall pay a nonrefundable fee in an amount established by resolution of the City Council to defray the City's costs to administer the provisions of this Chapter, including inspections;
- (j) Except for requirements subject to the exclusive jurisdiction of another regulatory agency, the location, depth and other physical characteristics of any facilities for which an excavation permit is issued shall be subject to approval of the Director, and all backfilling, compaction and pavement restoration performed for any excavation shall comply with the requirements of the Director;

- (k) The applicant shall show to the satisfaction of the Director a right to use and occupy, for the purpose mentioned in the application, the street or other public place wherein the excavation is proposed to be made. The Director may modify the time specified for the completion of the work, the backfilling of the excavation and the removal of all obstructions, materials and debris and make such changes in the application as to the nature, location, size and depth of such excavation as the Director may deem necessary for the protection of the street, or other public place wherein such excavation is to be made, or are in the Director's judgment necessary for the proposed purpose thereof, and may make such changes as to the location, size and character of obstructions to be placed in any street or other public place as in the Director's judgment are necessary to prevent undue interference with traffic or danger to the safety of persons using the same.

12.08.060 ISSUANCE

- (a) Upon receiving a written application for an excavation permit and plan, the Director shall set forth all requirements, approve or disapprove the application, sign and return it to the applicant. Excepting only excavation made pursuant to Section 12.08.170 ("Emergency Excavations"), and Section 12.08.180 ("Blanket permits"), at least one (1) working day prior to the start of work, the applicant shall telephone the engineering section of public works and request a permit number, informing City the date the work will commence. Upon approval, a permit number shall then be assigned to the job and a permit shall be sent to the applicant.
- (b) No permit shall be transferable. A permit shall be automatically cancelled unless the excavation to be made pursuant thereto is commenced within thirty (30) working days from the date of its issuance unless a request for extension is made and approved by the Director.
- (c) Each permit shall state a time period for completion of all the work to be done thereunder. After said date, the permit shall be void unless the Director has granted an extension of time for good cause.
- (d) No person in violation of any requirement of this Chapter shall be issued an excavation permit, nor shall any contractor or agent apply for or be issued an excavation permit on the person's behalf, until the outstanding violation is corrected or a plan for correction is approved by the Director. The foregoing requirement is in addition to any penalty or remedy for violation that may be imposed or sought by the City at law or equity.

12.08.070 PERMIT TO BE AVAILABLE AT EXCAVATION SITE

The permit or a photo duplicate shall be available for review at the site of the excavation for the duration of the excavation and shall be shown, upon request, to any police officer or any employee of the City with jurisdictional responsibility over activities in the public right-of-way.

12.08.080 COMPLIANCE WITH SAFETY REGULATIONS

The permittee shall be responsible to comply with all current federal, state and local safety regulations and requirements and all federal and state disability laws including those requiring an accessible path of travel.

12.08.090 EXCAVATIONS NOT IN ACCORDANCE WITH PERMIT DECLARED UNLAWFUL

- (a) It shall be unlawful for any person to make or cause to be made any excavation or to install or cause to be installed any tank, pipe, conduit, duct, tunnel, utility pole or other utility appliance in or under the surface of any public street, alley, sidewalk or other public place at any location, other

than that described in the application for the excavation permit and as shown on the plans filed with the Director, and in accordance with the requirements of the permit. If the circumstances appearing after the excavation is commenced make it impossible to comply with the permit, the Director may, but is not required to, grant a waiver to take the circumstances into account.

- (b) Failure to comply with requirements set forth in this Chapter or on any permit shall be cause for revocation of the permit until the violations have been corrected or alternative requirements have been approved by the Director.

12.08.100 RESTORATION OF PAVEMENT, TRAFFIC LOOPS, AND PAVEMENT MARKINGS

Restoration of the asphalt pavement, traffic loops, pavement markings, legends and stripes of any street, alley or other public place shall be completed by permittee. Nothing in this Section shall relieve the person opening or tearing up any pavement from the responsibility to maintain the excavation or installation in a safe condition until it is repaved or otherwise restored. No permittee shall make any excavations or construct, put upon, maintain or leave any obstruction or impediment to travel or pile or place any material in or upon any street, alley or other public place in the City at any location other than or in any area greater than that shown in the permit issued under this Chapter.

12.08.110 OPENING, BACKFILLING AND PAVING TRENCHES

- (a) No trench shall be opened in any street for the purpose of laying pipes, conduits or ducts more than four hundred (400) feet in advance of the pipe, conduit or ducts being placed in the trench, except when the prior written consent of the Director has been obtained.
- (b) Each permittee shall cover open excavation with non-skid surface steel plates ramped to the elevation of the contiguous street, pavement or other public right-of-way or otherwise protected in accordance with guidelines prescribed by the Department.
- (c) All excavations shall comply with the standards and requirements established by the Director for compaction, backfill and pavement restoration. The standards and requirements may impose different requirements for different excavations, taking into consideration relevant factors, such as (i) the location, type and extent of excavation performed, (ii) the condition of the surface being excavated, (iii) the period of time elapsed since the construction or most recent resurfacing of the surface being excavated, and (iv) the average daily traffic volume and truck volume. Permanent pavement restoration shall be completed no later than two (2) weeks after the trench is backfilled; provided, however, that that the Director may grant an extension depending on the complexity of the work and testing which is demonstrated to be necessary to get the utility in service.
- (d) The old torn up pavements and other rubble shall be removed, together with any surplus excavated material, within one (1) working day from the time such material is placed upon the street, provided that exceptions to this requirement may be approved by the Director. After backfilling is completed, and prior to repaving the cut, the contractor or permittee shall remove all loose paving material and trim the edges of the excavation at the street surface to the satisfaction of the Director.
- (e) Whenever any caving in the sidewalls of any excavation, the pavements above such caving shall be cut away. In no case shall any void under a pavement be filled by any side or lateral tamping.

12.08.120 CLEANING UP STREETS

In every case and at all times the work of removing from the streets all obstructions, surplus materials, debris, graffiti and waste matter of every description caused by and accumulated from the excavation

shall be the responsibility of the permittee and shall be performed in a manner deemed satisfactory to the Director. Excavation sites shall be cleaned at the completion of each workday. In addition, the permittee shall remove all excavated material from the site of the excavation no later than the end of each workday.

12.08.130 REPAIR AND MAINTENANCE OBLIGATION OF PERMITTEE

Each permittee that excavates or causes to be made an excavation in the public right-of-way shall be responsible to maintain, repair, or reconstruct the site of the excavation so as to maintain a condition acceptable to the Director until such time as the public right-of-way is reconstructed, repaved, or resurfaced by the Department.

12.08.140 SUBSURFACE OR PAVEMENT FAILURES.

In the event that subsurface material or pavement over or immediately adjacent to any excavation should become depressed, broken, or fail in any way at any time after the excavation has been completed, the Director shall exercise his or her best judgment to determine the person(s) responsible, if any, for the failure in the subsurface or surface of the public right-of-way and shall designate such person as the responsible party. The Director shall notify said person(s) of the condition, its location, and the required remedy, and such person(s) shall repair or restore, or cause to be repaired or restored, such condition to the satisfaction of the Director within five (5) working days of the notification. The Director may extend the time for the responsible party to repair or restore the affected public right-of-way.

12.08.150 REPAIR BY DEPARTMENT

(a) In the event that any person(s) fails, neglects, or refuses to repair or restore any condition pursuant to the Director's notice as set forth in Section 12.08.130, the Director may repair or restore, or cause to be repaired or restored, such condition in such manner as the Director deems expedient and appropriate. The person(s) identified by the Director as the responsible party shall reimburse the City, or have the Deposit deducted pursuant to Section 12.08.280 by the City for any costs associated with the administration, construction, consultants, equipment, notification, remediation, repair, restoration, or any other actual costs incurred by the City that were made necessary by reason of the repair or restoration undertaken by the Department. The Director shall revoke the applicant's permit and may only reissue the permit or any future permits after all repair work done by the City has been reimbursed. The Director's determination as to the cost of the repair or restoration performed shall be final.

(b) Any repair or restoration by the Department in accordance with this section shall not relieve the person(s) from liability for future pavement failures at the site of the repair or restoration.

12.08.160 EMERGENCY REMEDIATION BY THE DEPARTMENT

- (a) If, in the judgment of the Director, the site of an excavation is considered hazardous or if it constitutes a public nuisance, public emergency, or other imminent threat to the public health, safety, or welfare that requires immediate action, the Director may order the condition remedied by a written, electronic, or facsimile communication to the person(s) responsible, if any, for remedying the condition and shall designate such person as the responsible party.

- (b) If the responsible party is inaccessible or fails, neglects, or refuses to take immediate action to remedy the condition as specified in said communication, the Director may remedy the condition or cause the condition to be remedied in such manner as the Director deems expedient and appropriate. The person(s) identified by the Director as the responsible party shall reimburse the City for any reasonable costs associated with the administration, construction, consultants, equipment, inspection, notification, remediation, repair, restoration, or any other actual costs incurred by the Department that were made necessary by reason of the emergency remediation undertaken by the Department. The Director shall revoke the applicant's permit and may only reissue the permit or future permits after all repair work done by the City has been reimbursed. The Director's determination as the cost of any remediation performed shall be final.

- (c) Any remediation by the Department in accordance with this section shall not relieve the person(s) from liability for future pavement failures at the site of the remediation.

12.08.170 EMERGENCY EXCAVATIONS

Nothing in this Chapter shall be construed to prevent any person maintaining any pipe, conduit, or duct in or under any street, alley, sidewalk, or other public place by virtue of any law, ordinance or permit, from making such excavation as may be necessary for the preservation of life or property when the necessity arises, provided that the person making the excavation shall notify the Director within one (1) day after the offices of the City are first opened subsequent to the excavation. Except as specifically provided otherwise in this Chapter, excavations authorized by this Section shall be subject to all fees and requirements of this Chapter.

Nothing contained in this Chapter shall be construed to prevent any person from taking any action necessary for the preservation of life or property or for the restoration of interrupted service provided by a municipal or utility excavator when such necessity, arises during days or times when the Department is closed. In the event that any person takes any action to excavate or cause to be excavated the public right-of-way pursuant to this section, such person shall apply for an emergency permit within twenty-four hours after the Department's offices first opened. The applicant for an emergency permit shall submit a written statement the basis of the emergency action and describe the excavation performed and work remaining to be performed.

12.08.180 BLANKET PERMITS

The Director may issue blanket permits to any person to make excavations for utility service connections, for the location of trouble in utility conduits or pipes and for making repairs thereto, or for emergency purposes. Blanket permits shall be issued on a yearly basis only, and shall authorize only excavations referred to in this Section, or in accordance with the terms and conditions set forth in any utility franchise ordinance agreement. Except as specifically provided otherwise in this Chapter, excavations authorized by this Section shall be subject to all fees and requirements of this Chapter unless otherwise stated in the utility franchise ordinance agreement.

12.08.190 LIABILITY OF CITY

Pursuant to the protections of the California Tort Claims Act, neither the City nor any officer, agent, employee or volunteer thereof shall be held responsible for any damages caused by any excavations or encroachment in any street, alley, sidewalk or other public place made by any person under the authority of a permit issued pursuant to the provisions of this article. The permittee shall be solely liable for any damage or loss occasioned by any act or omission occurring in connection with excavation, and shall fully indemnify, hold harmless and defend City, its officers, agents, employees or volunteers from and against any and all suits, actions, judgments, losses, costs, demands, claims, expenses (including attorney's fees), damages, and liabilities of every kind to which the City, its officers, agents, employees or volunteers may be subjected to for injury of any type, death or property damage arising from or connected with any such act or omission whether or not caused in part by the passive negligence of the City. City shall promptly notify permittee, at the address set forth in the permit, of any claim or suit served upon the City and alleging negligent or wrongful conduct by the permittee in connection with an excavation.

12.08.200 NOTICE FOR MARKING OF SUBSURFACE FACILITIES

In accordance with state law, any person excavating in the public right-of-way shall comply with the requirements of the underground service alert ("USA") regarding notification of excavation and marking of subsurface facilities. Such person shall provide USA with the assigned number for the permit to excavate or other information as may be necessary to properly identify the proposed excavation.

12.08.210 ABANDONMENT OF UNDERGROUND FACILITIES, REPORTS AND MAPS

Whenever any facility is abandoned in the public right-of-way, the person owning, using, controlling or having an interest therein, shall, within thirty (30) calendar days after such abandonment, file in the office of the Director a statement in writing, giving in detail the location of the facility or facilities so abandoned. Each map, set of maps, or plans filed shall show in detail the location of each such facility or facilities abandoned subsequent to the filing of the last preceding map, set of maps, or plans. The maps or plans shall be a scaled drawing submitted in digital format on Mylar and on blueprint.

12.08.220 IDENTIFICATION OF VISIBLE FACILITIES

Each visible facility installed in the public right-of-way shall be clearly identified with the owner of the facility. The Department shall adopt orders or regulations to specify other appropriate methods for identification.

12.08.230 CITY'S OBLIGATION

In undertaking enforcement of this Chapter, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers, agents, employees and volunteers an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

12.08.240 ADDITIONAL REQUIREMENTS

- (a) All utility installations permitted under this Chapter shall, upon demand of the Director, be relocated or lowered if required by the City to avoid potential conflicts with a proper governmental use of a street, alley, sidewalk or other public place. All expenses incurred in relocating, lowering lines, pot-holing or marking of facilities to determine their exact location after the original installation shall be paid for by the permittee.
- (b) Upon completion of underground or surface work permitted under this Chapter and at the discretion of the Director, permittee shall furnish record drawings of the installation showing a correct plan view to scale, details and profile showing the locations of all elements of the installation based on data obtained in the field during construction. The record drawings shall be submitted in digital format, on Mylar and on blue print.
- (c) Private parties and non-public utilities shall comply with the following additional requirements:
 - (1) Permittee shall take out, pay for and maintain during the period in which the permit is in effect, a policy of public liability and property damage insurance protecting permittee, permittee's agents and employees against any liability, injury or death sustained or suffered by the public or damage to the property of the public by reason of the work carried on under the permit. The public liability insurance shall be for the limits of at least three hundred thousand dollars (\$300,000.00) for injury to one and five hundred thousand dollars (\$500,000.00) for injury to more than one person, and the property damage insurance limit shall be at least one hundred thousand dollars (\$100,000.00). The insurance shall be placed with a company satisfactory to the risk management division of City, prior to the date that work under the permit is commenced. The policy or policies of insurance shall name the City, its officers, agents, employees and volunteers as additional insured and shall contain an endorsement precluding cancellation or reduction in coverage without giving the Director at least thirty (30) days written notice prior thereto.

- (2) If required on the face thereof, the permit shall not be effective for any purpose unless and until the permittee files with the risk management division a corporate surety bond or other security approved by the risk management division in the amount specified on the face of the permit, said bond or other security to fully assure the performance by permittee of all obligations imposed upon permittee under the provisions of the permit and this Chapter.

12.08.250 COORDINATION OF EXCAVATION

(a) Five-year plans.

- (1) On the first day of April and October, or the first regular business day immediately thereafter, each utility excavator shall prepare and submit to the Department a plan, in a format specified by the Department, that shows all major work anticipated to be done in the public right-of-way in the next five (5) years, any utility excavator that does not propose major work in the next five (5) years shall submit a plan with a statement that no such major work is anticipated and shall immediately report any major work to the Department as soon as it becomes reasonably foreseeable.
- (2) The Department may disclose information contained in a five-year plan to any utility excavator only on a need-to-know basis in order to facilitate coordination among excavators and to avoid unnecessary excavation in City streets. To the maximum extent permissible under federal, state, and local laws applicable to public records, the City shall not otherwise disclose to the public any information contained in a five-year plan submitted by a utility excavator that proprietary, trade secret or is otherwise protected from disclosure; provided, however that the City shall have no duty to decline to disclose any information that the utility excavator has not identified on its face as proprietary, trade secret or otherwise protected from disclosure. The Department shall notify a utility excavator of request for inspection of public records that calls for disclosure of any five-year plan on which any information has been identified as proprietary, trade secret or protected from disclosure. The Department shall consult with the City Attorney regarding any such request and shall inform the affected utility excavator either that the Department will refuse to disclose the protected information or, if there is no proper basis for such refusal, that the Department intends to disclose the requested information unless ordered otherwise by a court.

(b) Department resurfacing plans.

- (1) The Department shall prepare a five-year resurfacing plan showing all proposed resurfacing and reconstruction of the public right-of-way. The Department's resurfacing plan shall be revised and updated at least on an annual basis after receipt of the five-year plans from utility excavators. In order to facilitate coordination and minimize the cost of excavation, the Department shall make its resurfacing plan available for public improvements.
- (2) Except when waived by the Director, at least one hundred-eighty (180) calendar days prior to undertaking the resurfacing and reconstruction of any street, the Department shall send a notice of the proposed repaving and reconstruction to each utility and municipal excavator.

(c) Coordination.

The Department shall review the five-year plans and identify conflicts and opportunities for coordination of excavations, the Department shall notify affected owners and permittees of such conflicts and opportunities to the extent necessary to maximize coordination of excavation. Each applicant shall coordinate, to the extent practicable, with each potentially affected owner and permittee to minimize disruption in the public right-of-way. Quarterly meetings shall be conducted

between the Department and the utility companies to coordinate the City's repaving schedule and street excavations.

12.08.260 MORATORIUM STREETS

The Department shall not issue any permit to excavate in any moratorium street. Utilities shall determine alternate methods of making necessary repairs to avoid excavating newly paved streets. Exceptions to the above are as follows:

- A. Emergency which endangers life or property or public health.
- B. Interruption of essential utility service.
- C. Work that is mandated by City, State, or Federal legislation.
- D. Service for buildings where no other reasonable means of providing service exists.

All permits which are issued under A through D above shall be in accordance with the details and specifications used and established by the Director.

12.08.270 TREE REMOVAL

(a) No person, public district, public agency shall remove or severely trim any tree planted in the right of way without first obtaining a permit from the Department to do so. Such permit shall be issued without a fee, if the Director is satisfied that such removal or trimming is in the public interest or is necessary for the improvement of the right of way or the construction of improvements on adjacent land. The Director may impose such conditions as he/she deems reasonable or necessary, including requirements for the work to be done only by a qualified tree surgeon or tree trimmer actually engaged in that business, and for bond, insurance or other security to protect person and property from injury or damage.

(b) The provisions limiting trimming of trees shall not apply to any public utility maintaining overhead power of communication lines pursuant to a franchise, where necessary to prevent interference of a tree with such installation.

(c) A permit for removal of a tree may be conditioned upon its relocation or replacement by one or more other trees of a kind or type to be specified in the permit.

12.08.280 DEPOSIT

Each applicant shall submit and maintain with the Department a bond, cash deposit, or other security acceptable to the Department securing the faithful performance of the obligations of the owner and applicant under any permit(s) to excavate and the compliance with all terms and conditions of this Section (the "Deposit"). The Deposit shall be in the sum determined by the Director in favor of the City, utility excavators and other frequent applicants may submit a single Deposit for multiple excavations so long as a constant balance is maintained on file with the Department. If the Director has deducted from such a Deposit pursuant to Section 12.08.150, the utility or other frequent applicant must restore the full amount of the Deposit prior to the Department's issuance of a subsequent permit.

12.08.290 NOTICES

Any permittee who excavates or causes to be made an excavation in the public right-of-way shall provide notice as follows:

(a) Three to fourteen day Excavations.

For excavations that will be completed and restored in a period exceeding seventy-two (72) hours but within fourteen (14) calendar days of commencement, the permittee shall post and maintain notice at the site of the excavation. The notice shall include the name, telephone number, and address of the owner and permittee, a description of the excavation to be performed and the duration of the excavation. The notice shall be posted along any street where the excavation is to take place at least seventy-two (72) hours prior to commencement of the excavation.

(b) Notice for Major Work.

- (i) At least ten (10) calendar days prior to commencement of the excavation, the permittee shall provide written notice delivered by United States mail to each property owner on the street affected by the excavation and each affected neighborhood and merchant organization that is listed in the latest City-wide Assessor's roll for names and addresses of owners shall be used for the mailed notice. This notice shall include the same information that is required for the posted notice pursuant to this Subsection (a) and the name, address, and 24-hour telephone number of a person who will be available to provide information to and receive complaints from any member of the public concerning the excavation.
- (ii) The permittee shall post and maintain notice at the site of the excavation at least ten (10) calendar days prior to the commencement of the excavation in the same manner and with the same information as required for posted notice pursuant to Subsection (a). At least ten (10) calendar days prior to commencement of the excavation, the permittee also shall deliver a written notice to each dwelling unit on the block(s) affected by the excavation. This written notice shall include the same information that is required for the written notice pursuant to this Subsection (i).
- (iii) Before commencement of construction, a permittee for major work shall post and maintain excavation project signs at the site of the excavation that describe the excavation being done and bear the name, address, and 24-hour telephone number of a contact person for the owner and permittee. Said excavation project signs shall be in format, quantity, and size specified by the Department.

(c) Notice for emergency excavation.

For emergency excavation, the permittee, or the applicant if a permit has not been issued, shall post and maintain notice at the site of the excavation during the construction period. The notice shall include the name, telephone number, and address of the owner and permittee, a description of the excavation to be performed, and the duration of the excavation. The notice shall be posted along any street where the excavation is to take place.

12.08.300 RESERVED

12.08.350 ENFORCEMENT

Violation of the terms, conditions and requirements of this Chapter and any permit issued pursuant to this Chapter by the permit holder shall subject the permit holder to the following actions and penalties:

A. Administrative Penalties. The Director may issue an order imposing an administrative penalty to any person violating any provision of this Chapter.

1. Notwithstanding any contrary provision of this Chapter, each day a violation of the following Chapter provisions occurs shall constitute a separate violation, and shall be subject to a separate penalty:

- a. Section 12.08.030;
- b. Section 12.08.130;
- c. Section 12.08.270.

2. The administrative penalty for each violation of any provision of this Chapter shall be seven hundred and fifty dollars (\$750.00). Violations of a specific Section of this Chapter by the same person occurring during the same work but located in different blocks or located in the same block but occurring on different days or at different times on the same day shall constitute separate violations for which separate administrative penalty orders may be issued.

3. In addition to the aforementioned penalties, the City may withhold issuance of permits for encroachment or excavation in a City street to any person receiving a final administrative penalty order for a violation of any specific provision of this chapter three times within a two-year period; the City may withhold issuance of permits for a period of not longer than two years after said administrative penalty orders are final. Multiple administrative penalty orders issued for continuing violations occurring on the same calendar day shall be considered one administrative penalty order for purposes of this section.

B. Imposition of the Administrative Penalties. The administrative penalty order shall be imposed in accordance with the provisions of Section 1.16.070 of the Eastvale Municipal Code.

C. All other remedies available to the City including, but not limited to, criminal and civil proceedings.

SECTION 2. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective 30 days from the date of its adoption.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF MAY 2013.

Ike Bootsma, Mayor

Attest:

Ariel M. Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, ASSISTANT CITY CLERK OF THE CITY OF EASTVALE, DO HEREBY CERTIFY that the foregoing Ordinance Number 2013-05 was duly and regularly adopted by the City Council of the City of Eastvale at a REGULAR meeting held the 8th day of MAY, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall

RESOLUTION NUMBER 13-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SUPPORTING THE GOVERNOR'S COMMITMENT TO LAKE PERRIS AND THE LAKE PERRIS STATE RECREATION AREA, AND URGING OTHER CITIES IN SOUTHERN CALIFORNIA TO DO THE SAME

WHEREAS, the Lake Perris State Recreation Area attracts more than 1.1 million visitors each year, generating tens of millions of dollars of economic activity for Riverside County, the Inland Empire and all of Southern California; and

WHEREAS, the Lake Perris State Recreation Area offers visitors a convenient, low-cost destination to engage in a wide assortment of recreation activities, including, fishing, swimming, scuba diving, hiking, bicycling, horseback riding and rock-climbing; and

WHEREAS, the Lake Perris State Recreation Area is home to a panoply of plant life, such as brittlebrush, desert encelia, sagebrush, black and white sages, buckwheat, cactus, chamise, penstemon, interior live oak, sugar bush, California poppies, phacelia and common fiddleneck; and

WHEREAS, the Lake Perris State Recreation Area offers sanctuary for more than 100 species of birds, including bald eagles, Golden Eagles, hawks, falcons, roadrunners, loggerhead shrikes, larks, California thrashers, California quail, hummingbirds and ospreys; and

WHEREAS, California Gov. Jerry Brown has pledged \$92 million in state funds to assist in the needed repairs of the Lake Perris State Recreation Area Dam, thereby restoring the water level of Lake Perris to its historic level and ensuring its legacy as a recreation gem and flora and wildlife refuge

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Eastvale, supports the Governor's commitment to Lake Perris and the Lake Perris State Recreation Area and urges other cities, communities and agencies throughout Southern California to do the same.

ADOPTED, SIGNED, and APPROVED this 8th day of May, 2013.

Mayor, Ike Bootsma

ATTEST:

Assistant City Clerk, Ariel M. Hall

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, ARIEL M. HALL , CITY CLERK OF THE CITY OF EASTVALE, CALIFORNIA, DO
HEREBY CERTIFY that the foregoing Resolution 13-11 was duly and regularly adopted by the
City Council of the City of Eastvale at a regular meeting thereof held the 8th day of May, 2013,
and that it was so adopted by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

**SUBJECT: EASTVALE COMMUNITY FOUNDATION CDBG GRANT
PROCESS**

RECOMMENDATION: RECEIVE AND FILE

BACKGROUND:

At the City Council meeting of April 24, 2012, the City Council requested an update of the Community Development Block Grant which was awarded to the Eastvale Community Foundation.

The City is eligible for Public Service Grants from the Federal Community Development Block Grant (CDBG) program managed by the County of Riverside Economic Development Department (EDA). In fiscal year 2012-13, the City was awarded a Public Service Grant in the amount of \$26,654.

On November 14, 2012, the City Council approved the Eastvale Community Foundation to receive the Public Services Grant in order to administer and implement that grant under the supervision of City staff.

DISCUSSION:

The project description of this grant is to provide assistance for families or groups that cannot afford to pay for activities or special programs within their community. This includes, but is not limited to: recreational sports, academic scholarships, arts scholarships, school sports scholarships, etc. The Eastvale Community Foundation hopes to subsidize the cost of these programs for those families or groups who would otherwise not afford to participate.

The CDBG program has federal goals to serve extremely low to moderate income individuals. City staff and a Community Foundation Board member met with staff from the EDA to discuss the program reporting requirements and necessary documentation to ensure that the funds would be reimbursed to the City.

In order to manage this process, the Foundation created a Recreational Scholarship Program Brochure and application form as shown in Exhibit A. As part of the package a Self-Certification form (Exhibit B) is required (and was provided in both English and Spanish), in addition the application package provided information on income limits to be eligible for the program (Exhibit C).

The Foundation Board members were clear that the scholarships would be awarded to Eastvale residents, but the organizations and/or activities residents may choose to participate in may not be necessarily located in the City.

The Foundation contacted established sports group in Eastvale to let them know about this opportunity. The Foundation did not receive any interest from these groups. The Foundation posted this information on the City's Foundation website page, at City Hall, the Foundation Facebook page, and word of mouth. The applications slowly started to come in. One Board Member was responsible for collecting the applications and verifying that all of the necessary information was documented. Prior to award of the grant, the application and self-certification form was completed, and proof of residency and income was provided.

Once the application was completed, the Board voted on the grantees. To ensure that the funds would go for the program as provided for in the application, the checks were made out to the organization on behalf of the grantee. To date, there has not been any concern regarding this process. Exhibit D is the list of awardees and the number of children who were assisted by participating in the program. The final accounting will be completed by June 30, 2013.

At several City Council meetings, concerns were raised about the legitimacy of a group in which the Foundation awarded funds. Due to these concerns, the organization provided appropriate documentation.

The Foundation has applied for another round of CDBG grants for fiscal year 2013-14. The Board is in the process of evaluating this year's policies and procedures should City Council wish to award the 2013-14 Public Service grant to the Foundation.

FISCAL IMPACT:

This program was funded through the CDBG grant and will be reimbursed through that program.

ATTACHMENTS:

1. Exhibit A – Recreational Scholarship Brochure
2. Exhibit B – Self Certification Form
3. Exhibit C – Income Limits
4. Exhibit D – CDBG Awardees

Prepared by: Carol Jacobs, City Manager
Reviewed by: John Cavanaugh, City Attorney

General Information

The Eastvale Community Foundation is a non-profit organization, selected and created by the Eastvale City Council, which raises money for programs and scholarships in the City of Eastvale.

The Eastvale Community Foundation is offering scholarships for low-income residents, which will be distributed to programs in the City of Eastvale, and only residents of the City of Eastvale are eligible to apply. The scholarships will be used to fund sports programs, art camps and any other type of youth recreational opportunity.

Scholarships will be granted to the organizations directly for the benefit of the individual participant, after they have completed the application process and met the eligibility requirements.

Submittal Requirements

1. **Application for Scholarship**
2. **Self-Certification Form (Income Certification)**
3. **Proof Of Residency**
4. **Proof of Income**

Please review the included "FY 2012 Income Limits Documentation System" for income limits.

Recreational Scholarship Program



Eastvale Community Foundation
12672 Limonite Ave. Suite 3E #408
Eastvale, CA 92880
951-361-0900

Scholarship Application

Print name of person completing this application

ADULT (HEAD OF HOUSEHOLD)

First Name: _____ Last Name: _____ DOB: _____

Daytime Phone: _____ Cell Phone: _____ Email: _____

Street Address: _____ City: EASTVALE State: CA Zip Code: _____

Number of Youth in Household: _____ Have you received a recreational scholarship in the past? Yes/No

CHILD #1

First Name: _____ Last Name: _____ DOB: _____

Daytime Phone: _____ Cell Phone: _____ Email: _____

Street Address: _____ City: EASTVALE State: CA Zip Code: _____

Recreational Activity Requested: _____ Amount Requested: _____

CHILD #2

First Name: _____ Last Name: _____ DOB: _____

Daytime Phone: _____ Cell Phone: _____ Email: _____

Street Address: _____ City: EASTVALE State: CA Zip Code: _____

Recreational Activity Requested: _____ Amount Requested: _____

I understand that the purpose of this scholarship is to assist with financial hardship, and that I will be required to provide proof of income upon application:

Signature (Adult/Head of Household)

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR
2012-2013**

SELF-CERTIFICATION FOR PUBLIC SERVICE AGENCY CLIENTELE

(not for use on housing activities)

INCOME AND FAMILY SIZE

Please Print

Name: _____

Address: _____

City & State: _____ Zip _____

- 1) **CATEGORY:** I consider myself in one of the following categories (please check **ONLY** one):
- (A) ___ Senior Citizen (C)___ Migrant Farm Worker (E)___ None of the above
 (B) ___ Physically Challenged (D)___ Homeless

2) **FAMILY SIZE** (check **ONLY** one): 1 2 3 4 5 6 7 8

3) **FAMILY INCOME:** My current family yearly income from all sources is: _____
 Note: Family income means the total income of all persons living in the same household who are related by birth, marriage or adoption and are benefiting from the activities (public services or job creation, which benefit an individual or family). (Ref. 24 CFR 570.3) (Based on 2012 Income Limits, effective 1/17/12)

Proof of Income received Yes No **Source of Proof:** _____ **Verified by:** _____

4) **ETHNICITY:** (Select **ONLY** one out of the Single-race or Multi-race categories).

Single race category

- White American Indian/Alaskan Native
 Black/African American Native Hawaiian/Other Pacific Islander
 Asian

Multi-race category

- American Indian/Alaskan Native & White Asian & White
 Black/African American & White Hispanic/White
 Hispanic/Black/African American Hispanic/Asian
 Hispanic/American Indian/Alaskan Native Hispanic/Asian & White
 Hispanic/Native Hawaiian/Other Pacific Islander Hispanic/Black/African American & White
 Hispanic/American Indian/Alaskan Native & White
 American Indian/Alaskan Native & Black/African American
 Hispanic/American Indian/Alaskan Native & Black/African American
 Other Multi-race (ONLY if, non-of-the-above categories identifies you).

BENEFICIARY: I, _____ on _____, acknowledge that qualification for assistance funded under the CDBG program is based upon having a qualifying family income and that the income levels I have certified to in this self-certification are current as of the date signed and may be subject to further verification by the grantee and/or HUD and I authorize such verification and will provide supporting documents if it is necessary.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
2012-2013**

CERTIFICACION PARA EL SERVICIO PUBLICO DE LA AGENCIA

(no es para uso de actividades de vivienda)

NUMERO DE FAMILIA, INGRESO, Y ITNICIDAD

Escribir en letra de imprenta

Nombre: _____

Direccion: _____

Ciudad y Estado: _____ Codigo Postal _____

2) **CATEGORIA:** Yo me considero en una de las categorías siguientes (por favor marque SOLAMENTE una de las categorías):

- (A) ___ Adulto Mayor de 60 años o más
- (B) ___ Persona Desabilitada
- (C) ___ Trabajador Agrícola Migratorio
- (D) ___ Sin Hogar
- (E) ___ Ninguna de las categorías mencionadas

2) **NUMERO DE FAMILIA (solamente uno):** 1 2 3 4 5 6 7 8

3) **INGRESO FAMILIAR:** El ingreso de mi familia, hasta el presente es: _____

Note: Igreso familiar se significa el ingreso total de todas las personas viviendo en el mismo hogar que son relacionados por nacimiento, matrimonio o adopción y que estan beneficiando de las actividades (servicios publicos, o creacion de trabajos, qué beneficia a el individuo o a la familia). (Ref. 24 CFR 570.3)

La prueba de Ingresos recibió Sí No **La fuente de la Prueba** _____ **Verificado por** _____

4) **ETNECIDAD:** (Solamente seleccione una de las categorías de razas/multi-razas la cual lo describe a usted).

Categoría de raza individual

- White
- Black/African American
- Asian
- American Indian/Alaskan Native
- Native Hawaiian/Other Pacific Islander

Categoría de Multi-raza

- American Indian/Alaskan Native & White
- Black/African American & White
- Hispanic/Black/African American
- Hispanic/American Indian/Alaskan Native
- Hispanic/Native Hawaiian/Other Pacific Islander
- Hispanic/American Indian/Alaskan Native & White
- American Indian/Alaskan Native & Black/African American
- Hispanic/American Indian/Alaskan Native & Black/African American
- Otro (solamente seleccione si ninguna de las categorías mencionadas se idenfican con su itnicidad).
- Asian & White
- Hispanic/White
- Hispanic/Asian
- Hispanic/Asian & White
- Hispanic/Black/African American & White

BENEFICIARIO: Yo, _____ en _____, reconosco que los requisitos para asistencia financiada por el programa CDBG es basado sobre teniendo ingreso familiar que califique y que el nivel de ingresos que yo e certificado a en esta certificacion-de mismo son actuales come de el dia de la firma y puede ser sometido a más verificación por el beneficiario y/o HUD y yo autorizo tal verificacion y facilitare documentos que comprueben si es necesario.

FY 2012 Income Limits Documentation System

FY 2012 Income Limits Summary

Riverside County, California										
FY 2012 Income Limit Area	<u>Median Income</u>	FY 2012 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Riverside County	\$63,300	<u>Very Low (50%) Income Limits</u>	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
		<u>Extremely Low (30%) Income Limits</u>	\$14,100	\$16,100	\$18,100	\$20,100	\$21,750	\$23,350	\$24,950	\$26,550
		<u>Low (80%) Income Limits</u>	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800

NOTE: Riverside County is part of the **Riverside-San Bernardino-Ontario, CA MSA**. The **Riverside-San Bernardino-Ontario, CA MSA** contains the following areas: Riverside County, CA; and San Bernardino County, CA.

For details on the calculation steps for each of the various parameters, please click the "Median Income" column heading or the Income Limits row labels ("Very Low-Income (50%) Limits", "Extremely Low-Income (30%) Limits", and "Low-Income (80%) Limits").

Income Limit areas are based on FY 2012 Fair Market Rent (FMR) areas. For a detailed account of how this area is derived please see our associated [FY 2012 Fair Market Rent documentation system](#).

Block Grant Information

File #	Date Received	Participant Name	Children Participating	Organization	Total Amount Requested	Information Verified	Children Benefited	Child/s Age	Income Level	Ethnicity
1	2/1/2013			Eastvale Elite Cheer	\$520	1040 Tax Sheet	2		Extreme low	White
2	2/1/2013			Eastvale Elite Cheer	\$660	Husbands Pay Stub	2		Very Low	Hispanic, Black
3	2/1/2013			Eastvale Pop Warner	\$900	SSI, Unemployment	3		Extreme low	White
4	2/1/2013			Eastvale Pop Warner	\$1,200	PayStub	4		Extreme low	Hispanic
5	2/1/2013			Eastvale Pop Warner	\$600	Unemployment	2		Extreme low	Hispanic
6	2/1/2013			Eastvale Pop Warner	\$600	PayStub	2		Extreme Low	Hispanic
7	2/1/2013			Eastvale Pop Warner	\$300	PayStub	1		Extreme Low	White
8	2/1/2013			Eastvale Pop Warner	\$300	PayStub	1		Extreme Low	Other
9	2/1/2013			Eastvale Pop Warner	\$1,200	Aide	4		Extreme Low	White
10	2/1/2013			Eastvale Elite Cheer, Corona Lakers	\$1,105	PayStub	2		Low Income	Black/Hispanic
11	2/13/2013			Eastvale Elite Cheer	\$580	W2	2	8,9	Very Low	Black
12	2/13/2013			Eastvale Pop Warner	\$300	Social Security	1	13	Extreme low	Hispanic
13	2/13/2013			Eastvale Pop Warner	\$300	pay stub	1	9	Low Income	Hispanic
14	2/13/2013			Eastvale Pop Warner	\$900	pay stub	3	8,6, 9	Extreme low	Hispanic-Black
15	2/13/2013			Eastvale Pop Warner	\$600	pay stub	2	6,5	Very Low	Black
16	2/13/2013			Eastvale Pop Warner	\$600	pay stub	2	13, 7	Low Income	Hispanic
17	2/13/2013			Eastvale Pop Warner	\$300	Aide	1	13	Extreme low	White
18	2/13/2013			Eastvale Pop Warner	\$600	pay stub	2	8, 6	Extreme low	Hispanic
19	2/13/2013			Eastvale Pop Warner	\$600	Aide	2	10,5	Extreme low	Hispanic

Block Grant Information

File #	Date Received	Participant Name	Children Participating	Organization	Total Amount Requested	Information Verified	Children Benefited	Child's Age	Income Level	Ethnicity
20	2/13/2013			Eastvale Pop Warner	\$300	pay stub	1	6	Extreme low	Hispanic
21	2/13/2013			NEVER RETURNED APP						
22	2/13/2013			Eastvale Pop Warner	\$300	Child Support	1	10	Extreme low	Hispanic
23	2/13/2013			Eastvale Pop Warner	\$600	pay stub	2	12, 14	Very Low	Hispanic
24	2/13/2013			Eastvale Pop Warner	\$900	pay stub	3	10, 7, 12	Extreme low	Hispanic
25	2/13/2013			Eastvale Pop Warner	\$300	pay stub	1	13	Low Income	Hispanic
26	2/14/2013			Eastvale Elite Cheer	\$800	W2	2	15, 15	Very Low	Black
27	3/18/2013			Eastvale Pop Warner	\$900	pay stub	3	8, 9, 6	Extreme low	Hispanic
28	3/18/2013			Eastvale Pop Warner	\$600	Social Security	2	10, 7	Very Low	Hispanic
29	3/18/2013			Eastvale Pop Warner	\$300	Social Security	1	12	Extreme low	Hispanic
30	3/18/2013			Eastvale Pop Warner	\$600	pay stub	1	10, 12	Extreme low	Hispanic
31	3/18/2013			Eastvale Pop Warner	\$600	PayStub	2	14, 7	Low Income	Hispanic
32	3/18/2013			Eastvale Pop Warner	\$300	1040 Profit & Loss	1	8	Extreme low	Hispanic
33	3/18/2013			Eastvale Pop Warner	\$600	Social Security	2	9, 6	Extreme low	Hispanic
34	3/18/2013			Talent Factory/Corona Lakers	\$1,200	Pay Stubs/Child Support	3	16, 12, 10	Very Low	Hispanic
35	3/18/2013			Eastvale Elite/JCSD Basketball	\$445	Pay Stub	2	14, 16	Low Income	Native Hawaiian
36	3/20/2013			Eastvale Mustangs/Eastvale Girls Softball	\$365	Pay Stub	2	9, 13	Low Income	Mixed Race
37	3/20/2013			Alta Loma Music Center	\$220	Child Support/1040	2	12, 11	Extreme low	Hispanic
38	3/20/2013			Eastvale Mustangs	\$375	Pay Stub/Unemployment	2	11, 5	Low Income	Hispanic

Block Grant Information

File #	Date Received	Participant Name	Children Participating	Organization	Total Amount Requested	Information Verified	Children Benefited	Child's Age	Income Level	Ethnicity
39	3/20/2013			Eastvale Mustang	\$400	Pay Stub	2	13,10	Low Income	Hispanic
40	3/20/2013			Pop Warner	\$300	Letter From employer	1	12	Extreme low	Hispanic
41	3/20/2013			Pop Warner	\$300	Letter Affidavit	1	12	Extreme low	Hispaic
42	3/20/2013			Pop Warner	\$600	Letter From employer	2	13, 11	Extreme low	Hispanic
43	3/20/2013			Pop Warner	\$600	Letter Affidavit	2	7, 5	Extreme low	Hispanic
44	3/19/2013			Eastvale Mustangs, JCSD	\$510	Medi-Cal - Cal Fresh	3	13, 10, 9	Extreme low	White/Hispanic
					\$24,580		83			

Disbursement As Follows:

- Eastvale Pop Warner \$5700
- Eastvale Girls Softball \$165
- Alta Loma Music Center \$220
- Eastvale Mustang \$1225
- Talent Factory \$400
- Corona Lakers \$800
- Eastvale Elite \$ 360
- JCSD Basketball \$85
- JCSD Gymnastics \$110
- JCSD Extreme Fitness \$150

As of 4/30/13



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

SUBJECT: ADMINISTRATIVE POLICY REGARDING USE OF CITY VEHICLES

RECOMMENDATION: APPROVE ADMINISTRATIVE POLICY REGARDING USE OF CITY VEHICLES

BACKGROUND:

At the City Council meeting of April 24, 2013 City Council requested staff to prepare for Council consideration a policy on the use of City vehicles.

DISCUSSION:

The City currently owns three vehicles. Two of the vehicles are used for code enforcement staff on a daily basis. The third vehicle is a Honda CNG vehicle that can be used by Council, Commissioners or staff to conduct City business. The proposed policy defines who is authorized to use City vehicles, for what purpose, insurance requirements, accident reporting, mileage reimbursements, and policies for use of private vehicles for City use.

This policy memorializes and strengthens the existing practice conducted within the City of Eastvale.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Use of City Vehicles

Prepared by: Michele Nissen, Public Information Officer

Reviewed by: Carol Jacobs, City Manager

John Cavanaugh, City Attorney

CITY OF EASTVALE Administrative Policy	Policy No.:
Subject USE OF CITY VEHICLES	Effective Date: 5/8/13
	Page 1 of 5

Purpose.

To establish rules and regulations for the use of City vehicles for official City business.

Applicability.

This policy will be applied to all City Council Members, Commissioners, employees and City contractors utilizing City vehicles.

Process and Procedures.

The following provisions shall apply to use of any motor vehicle for City business:

- a. The City shall maintain safe, reliable and economical transportation as required for City employees to conduct City business.
- b. No City employee, under any circumstances will operate a City vehicle on a public roadway without being in possession of a valid California Driver's License. It shall be the Department Head's responsibility to verify the current status of the California Driver's License on each potential driver of a City vehicle.
- c. City vehicles shall only be used for City-related business unless otherwise authorized by the City Manager in writing.
- d. Each City employee who is assigned a City vehicle is responsible for that vehicle being maintained in a clean condition and ensures that routine maintenance and safety checks on that vehicle are conducted in a timely fashion.
- e. Costs of repairing damage to City vehicles resulting from willful misconduct or gross negligence by the employee having custody of the vehicle at the time of the damage may be recoverable from the employee at the option of the City.
- f. Damage sustained to a personal vehicle while being used for City business shall be the responsibility of the employee/owner.
- g. Any citation or arrests while operating a City vehicle or a personal vehicle on City business are the personal responsibility of the employee. The employee will not attend court appearances, traffic school or resulting DMV appointments on City time for such citations and arrests and must arrange such appearances by taking appropriate time off. Any judgment of acquittal or guilt sentence handed down by the court will be satisfied by the employee alone. All fines and court costs, to include subpoena of witnesses and/or attorney fees, if any, are also at the sole cost of the employee, unless it is the direct result of negligence by the City in furnishing a vehicle designed for, but not properly equipped or negligently maintained for, use of a public roadway.

CITY OF EASTVALE Administrative Policy	Policy No.:
Subject USE OF CITY VEHICLES	Effective Date: 5/8/13
	Page 2 of 5

- h. Any City employee who receives a citation while operating a City vehicle or a personal vehicle while on City business shall report same incident immediately to their supervisor. The supervisor shall give written notification to the City Manager.
- i. The operator of any vehicle used on City business shall ensure that seat belts are available for and used by all passengers in the vehicle.
- j. Employees shall not, under any circumstances, operate a City vehicle or a personal vehicle on City business when any physical or mental impairment causes the employee to be unable to drive safely.
- k. Employees shall not smoke cigars, cigarettes or use any other tobacco product while operating a City vehicle.

City Pool Vehicles

The City maintains a small motor pool of City vehicles for temporary use. Use of pool vehicles shall be subject to the following provisions:

- a. A request for extended use of a pool car (five working days or longer) must be approved by the City Manager.
- b. Use of a pool vehicle may be granted to a Council member, Commissioner, employee or city contractor with approval of the City Manager or his or her designee, to attend a business-related activity during regular business hours or after regular working hours.
- c. Each person using a pool city vehicle is required to log day, time, mileage and purpose of trip in the log provided in the vehicle.

Appropriate Usage of City Vehicles

Use of a City vehicle by any City employee shall be subject to the following:

- a. City owned vehicle shall not be used to transport any passengers other than authorized City employees on official City business or persons directly related to the official City business being conducted (i.e. speakers, consultants, contractors, other conference attendees, etc.) with the following exceptions:
 - b. Transportation of person or persons in the event of an accident or other emergency;
 - c. Exceptions to these usage criteria may be granted by City Manager as appropriate and required.

CITY OF EASTVALE Administrative Policy	Policy No.:
Subject USE OF CITY VEHICLES	Effective Date: 5/8/13
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Reporting Requirements for Personal Use of City Vehicle

Any personal use of a City vehicle shall be reported. For each such use, the operator shall document the date driven, destination from and to and total miles for the trip. This reporting shall satisfy the requirements of the IRS

Use & Reimbursement of Personal Vehicles

Use of Personal Vehicles

- a. All City employees utilizing a personal vehicle for City business shall be familiar with and shall comply with the provisions listed under PROCESS AND PROCEDURES and with all other requirements of this policy.
- b. Employees utilizing a personal vehicle for City business shall maintain the vehicle in a clean and safe operating condition.
- c. Registration and insurance requirements for personal vehicles used for City business shall be the sole responsibility of the owner and operator. Any personal vehicle used by a City employee for the City business shall have current vehicle registration.

Reimbursement for Use of Personal Vehicle

Reimbursement for the use of personal vehicles for City business shall be provided in accordance with the following categories.

- a. Employee Mileage Reimbursement

Employees who must operate their personal vehicle while performing City business shall be reimbursed for such use at the current rate established by the Internal Revenue Services (IRS).

Reporting Requirements for Mileage Reimbursement

Employee receiving reimbursement for mileage driven on City business shall submit an Expense Reimbursement form to the Finance Department. No reimbursement shall be made without adequate justification including the date driven, destination from and to, and reason for the trip and total miles driven for each trip.

An employee who pays for fuel while operating their personal vehicle on City business may add that amount based on mileage driven on the reimbursement request form.

CITY OF EASTVALE Administrative Policy	Policy No.:
Subject USE OF CITY VEHICLES	Effective Date: 5/8/13
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Internal Revenue Service Reporting Requirements

Any employee who receives a monthly vehicle allowance, as well as employees who are reimbursed for use of their personal vehicles for City business, will have that amount added to their W2 Form. In the case of mileage reimbursements, this is required as the present reimbursement rate is more than the amount allowed by the IRS.

Incidental Expenses

Employees shall be reimbursed for parking, toll fees and similar incidental expenses incurred while traveling on City business. This shall be in addition to any mileage reimbursement or monthly vehicle allowances.

Exceptions Due to Compensation Agreements

The City Manager shall be provided a vehicle allowance as negotiated and approved in contractual agreement with the City Council.

Collision Reporting Requirements

1. Reporting Requirements

The driver involved in an accident with a City vehicle must complete a Vehicle Property Loss Report. The driver must also notify their supervisor immediately. The police should be called to the scene and a police report taken when damage to another vehicle, damage to the City vehicle, private or City property is damaged or injury is involved.

If the traffic collision involving a City vehicle occurs in a jurisdiction outside the City of Eastvale which refuses to take an accident report, a counter traffic collision report should be obtained at the earliest convenience at the Riverside County Sheriff Police Department.

The supervisor should forward the vehicle accident report to Risk Management with 24 hours of the occurrence. If substantial damage or injury occurs, Risk Management should be contacted immediately.

Risk Management will provide copies of accident reports to Personnel for follow-up with the Department Head. Personnel will assist the departments to assure that any discipline or remedial action taken as a result of the accident is consistent with City policy. It will be the department's responsibility to process any personnel action. Copies of disciplinary documents shall be forwarded to Personnel for filing in the employee's personnel file.

CITY OF EASTVALE Administrative Policy	Policy No.:
Subject USE OF CITY VEHICLES	Effective Date: 5/8/13
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License & Insurance Requirements

1. License Requirements

Any City employee operating a motor vehicle on City business shall have in their possession a valid California Driver's License of the proper class for the vehicle being operated as required and defined by the California Vehicle Code.

2. Insurance Requirements

Any City employee operating a private vehicle for City business must present proof of minimum insurance as required by the State of California annually to the City of Eastvale. Reimbursement of expenses, as provided for in this policy, may be withheld if an employee fails to provide initial or annual proof of insurance.

Use of Rental Vehicles

1. Use of Rental Vehicles

Whenever possible and absent compelling reasons for doing otherwise, employees shall use the most economical and appropriate mode of transportation available when conducting City business. Employees needing to travel out of town for City business shall evaluate the total cost of alternative modes of transportation and choose the one that is the most efficient, effective and appropriate. All other things being equal, the alternative with the lowest cost shall be chosen.



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

SUBJECT: APPROVE CITY'S STRATEGIC PLAN

RECOMMENDATION: 1) APPROVE CITY'S STRATEGIC PLAN 2) PROVIDE DIRECTION ON ITEMS TO BE INCLUDED IN FY2013-14 BUDGET

BACKGROUND:

In November of 2012, the City prepared a Request for Proposals for its first five year Strategic Plan. In January of 2013, the City awarded the contract to Applied Development Economics (ADE). ADE has prepared a draft strategic plan for the City Council's review and consideration. At the City Council meeting of April 24, 2013, the City Council reviewed a draft of the City's Strategic Plan. A number of changes were requested to the plan and have been incorporated into the final document.

DISCUSSION:

The scope of work for the Strategic Plan included the following:

- *The Development of a Strategic Planning Document*
- *Developing a Methodology*
- *Community Participation Program and Utilize Techniques to Enlist Community Partners*
- *Final Report*

Staff and the consultant have worked cooperatively in preparing this draft. The consultant held 29 individual meetings with a variety of residents and business/land owners as well as City staff, City Council, Planning Commission, Public Safety Commission and Eastvale Community Foundation. Two public workshops were held in which approximately 30 residents attended.

The changes that City Council requested have been made to the final draft. The following are the highlighted changes. Those items in which time frames were altered are not listed below.

- Change to the mission statement to reflect "superior public safety".
- Change to action steps 1.31 to reflect adding additional contract staff
- Change language to 2.1.2 to include SBDC and Chamber
- Change 2.1.4 to include economic development within Planning Director position

- Add section 2.1.5 to create economic development team
- Add section 2.1.6 to include Economic Development Specialist
- Change section 2.2.1 to adopt policy statement on “desired” business development
- Section 2.2.4 Create economic development incentive plan
- Section 2.2.5 to codify zoning code for LEED certification
- Section 2.3.4 dedicated website to include “Discover Eastvale”
- Section 2.3.8 to include All American City designation
- Add section 2.4.3 to include on line planning application submittals
- Add section 3.2.3 to encourage adoption of neighborhood watch programs
- Change section 3.5.3 to reflect fire services master planning
- Change section 4.5.3 to add the School District as a responsible party
- Change section 4.9 to add frontage landscape and hardscape improvements in public locations such as along Chandler.
- Delete Jurupa Valley potential disincorporation from SWOT analysis
- A variety of changes were made to Appendix C: Economic Analysis to reflect the City’s existing population, education, commuter patterns, base industries

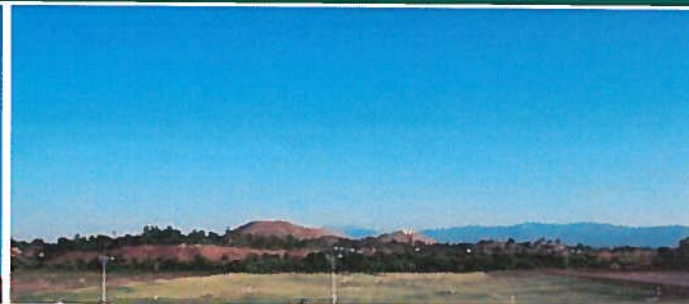
FISCAL IMPACT:

The action items identified in the Strategic Plan will be incorporated into fiscal year 2013-14 budget as directed by the City Council.

ATTACHMENTS:

1. Final Draft Strategic Plan

Prepared by: Carol Jacobs, City Manager
 Reviewed by: John Cavanaugh, City Attorney



MAY 1, 2013

EASTVALE STRATEGIC PLAN

Prepared for:
CITY OF EASTVALE

Prepared by:

Applied Development Economics, Inc. - 925.934.8712
255 Ygnacio Valley Road, #200, Walnut Creek, CA 94596

In Association with:

The Placemaking Group - 510.835.7900
505 14th Street, 5th Floor, Oakland, CA 94612

Carney Associates, LLC - 626.737-9006
PO Box 8577, La Verne, CA 91750



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INTRODUCTION

As a young City, Eastvale has many opportunities to shape a new environment for its residents and business community. At the same time, it will take some years to develop the financial capacity to implement a number of the City's desired projects and organizational improvements. This strategic plan is intended to help guide the City in setting priorities over the next five years (FY 2013-14 to FY 2018-19), so that it can move forward in a coordinated and efficient manner to achieve its goals. The strategic plan has been developed through extensive public outreach and through professional analysis of the City's strengths, weaknesses, opportunities and threats (see Appendix). The recommended goals and action plan priorities are intended to help fulfill the City's vision and mission statement.

The Vision for Eastvale

"Eastvale is a prosperous city with an excellent quality of life, attracting metropolitan-level retail, restaurants, and office businesses that employ local residents."

Mission Statement

"The mission of Eastvale is to provide exceptional customer service to its citizens and businesses and to continue to attract new businesses to invest and locate in order to build a strong, stable community with an excellent quality of life, superior public safety, and a vital business community."

Strategic Goals

Through the public input process and discussions with City Council members and community stakeholders, the following goals have been identified:

1. Establish a solid fiscal foundation for the City
2. Optimize the City's economic development potential
3. Maintain an excellent level of public safety
4. Provide high quality public facilities and infrastructure

For each of these goals, the strategic plan identifies a number of specific objectives and action steps to achieve the objectives. The action plan includes assignment of organizational responsibilities, a time frame to implement the actions, and a budget. Finally, the plan identifies performance measures the City can use to measure its progress in achieving the goals.

GOAL 1: ESTABLISH A SOLID FISCAL FOUNDATION FOR THE CITY

DISCUSSION

This is the top priority goal for the City, as all City functions are dependent on the availability of funding and organizational capacity. With the imminent completion of negotiations with the County regarding the revenue neutrality agreement, the City will be in a better position to address other financial needs. However, maximizing efficiencies in City operations will continue to be essential, through improved technology systems and through continued use of contract staff. Later in the strategic plan horizon (Years 2-3), it is recommended the City evaluate whether certain in-house staff positions would be warranted.

Developing additional budget tools such as a fiscal model to tie land use to City services and a cost allocation plan to accumulate reserves for long term maintenance will help the City plan for longer term financial needs. While a number of cities require new developments to complete a fiscal impact analysis to indicate their financial impact on the City, this does not by itself provide the tool needed for the City to proactively identify the types of businesses and development that would best build the long term tax base for the City. Given Eastvale's low property tax share, retail development is clearly preferable due to the sales tax it brings to the City. However, a number of non-retail types of business also generate sales tax and provide higher income jobs, which have indirect fiscal benefits as well.

Many Eastvale neighborhoods are included in Community Facilities Districts (CFDs) that fund recreation services and facilities provided by the Jurupa Community Services District (JCSD). Cities often use CFDs, and other forms of assessments such as Landscape and Lighting Districts, to help fund long term construction, improvement and maintenance of infrastructure and facilities, particularly in low property tax communities. There is currently a strategic opportunity to review the status of the existing CFDs in Eastvale to see if they can take advantage of low refinancing rates. At the same time, the City and JCSD could jointly review the status of services funded by the CSDs to determine if any additional cost efficiencies can be found.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
1.1 Enhance current revenue sources for public services	1.1.1 Continue negotiation process with County staff and BOS to re-set the revenue neutrality agreement with county	Council, City Mgr.	Current	Existing
	1.1.2 Continue participation with municipal coalition to fund representation in Sacramento to initiate and pass legislation to reverse state vehicle registration fee policy	Council	12 mos	Existing
	1.1.3 Work with JCSD to determine if Mello Roos refinancings can reduce tax burden on homeowners and create additional funding capacity (Coordinate with action 1.3.3 below)	City Mgr., Finance Dir.	12 mos	Existing
1.2 Establish fiscal plan for future land development	1.2.1 Contract for development of a fiscal model to project fiscal impact of future land use development.	City Mgr., Planning Director	6 mos	\$20,000
	1.2.2 Develop recommendations for targeted business and residential mix to optimize net fiscal benefit.	City Mgr., Planning Director	12 mos	Incl. in above
	1.2.3 Integrate fiscal model with City budget projection model including existing expenditures and revenue sources.	City Mgr., Finance Director	Year 2	Existing
1.3 Improve cost effectiveness of City operations	1.3.1 Evaluate current City staffing model and potential scenarios for transitioning contract staff to permanent City staff or adding more contract staff where appropriate.	City Mgr.	18 mos	Existing
	1.3.2 Complete installation of electronic management system for all departments.	City Mgr.	3 mos	Existing
	1.3.3 Evaluate the service and funding trade-offs of having the City assume operations for the parks and recreation facilities and programs.	Council, City Mgr.	Years 1-3	Existing
	1.3.4 Evaluate potential efficiencies from adding a management analyst position.	City Mgr.	Year 1	\$101,200
	1.3.5 Budget for a part time or contract grants writer to assist City Departments to capture alternative funding for City projects and infrastructure.	City Mgr.	Year 1	\$10,000 - \$30,000
1.4 Create fiscal mechanism for future maintenance costs	1.4.1 Develop a cost allocation plan that provides for funding long term maintenance reserves.	City Mgr., Finance Director, Public Works Director	Year 4	Existing
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Improved yield from existing revenue sources. 2. Establishment of long term budget forecast based on land use buildout. 3. Adoption of budget reserve policies. 4. Adoption of five year plan for City staffing and service delivery. 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 1: Fiscal Foundation					
1.1 Enhance current revenue sources for public services					
1.1.1 Revenue neutrality agreement	█				
1.1.2 Reverse state vehicle registration fee policy	█				
1.1.3 Mello Roos refinancings	█				
1.2 Establish fiscal plan for future land development					
1.2.1 Fiscal model	█				
1.2.2 Targeted business and residential mix.	█				
1.2.3 Integrate fiscal model with City budget projection model		█			
1.3 Improve cost effectiveness of City operations					
1.3.1 Evaluate current City staffing model	█	█			
1.3.2 Complete installation of electronic management system	█				
1.3.3 Evaluate trade-offs of having the City assume parks and rec	█	█	█		
1.3.4 Evaluate management analyst position.	█				
1.3.5 Budget for grants writer.	█				
1.4 Create fiscal mechanism for future maintenance costs					
1.4.1 Develop a cost allocation plan				█	

GOAL 2: OPTIMIZE THE CITY'S ECONOMIC POTENTIAL

DISCUSSION

Economic development is a high priority because the City needs to secure a viable long term tax base and the available sites are relatively limited. Over the next couple years, it is anticipated that the City Manager, the Public Information Officer and the Planning Director would continue to be the lead staff in implementing the City economic development efforts, supplemented by consultants where needed. In addition, it is of critical importance to integrate the City's mission statement in terms of customer service as it relates to economic development throughout the City organization. Over the longer term, it is recommended that this function be managed under a department head position that combines community development and economic development. Appendices B and C provide data and analysis to help focus the City's marketing efforts. The recommended fiscal model in the previous task would also help focus City priorities for specific kinds of business development.

An important goal of the economic development program is to help bolster the market for business development and attraction, to reduce the speculative aspect of developing desired use such as office space and entertainment uses. Since adverse real estate market conditions have dampened developers' interests in these kinds of development in Eastvale, it is necessary to prove the demand by marketing directly to businesses that can be attracted to Eastvale. Similarly, efforts to encourage local entrepreneurs to expand existing and home based businesses would help to justify development of additional business space in the City. The General Plan identified the need for a market analysis for Eastvale, and Appendix C provides much of the relevant data for employment generating uses and retail development. However, other specific uses such as entertainment would need further market exploration.

Several of the action steps in this section and later under the Public Facilities Goal suggest the need for incentives to encourage the desired types of development and business growth. There are many kinds of incentives that cities can offer, but Eastvale should focus on incentives that permit increased development density and those which provide faster permit processing rather than tax incentives that would impact the City budget. The City should develop an inventory of desired public amenities and development characteristics (such as LEED) and design a structure of development bonuses to help gain those benefits as further development occurs. Many cities have adopted this approach of leveraging private development investment to fund needed community improvements.¹

¹ For a recent review of current practice, see Dyett & Bhatia, *Community Benefits and Incentives: Issues, Options and Case Studies*. Prepared for the City of Santa Monica. August 2012. Also, U.S. Green Building Council. *Summary of Government LEED Incentives*. February 2007; and American Institute of Architects, *Local Leaders in Sustainability*. See chapter on State and Local Green Building Incentives at <http://www.aia.org/aiaucmp/groups/aia/documents/pdf/aia076936.pdf>

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
2.1 Establish an organizational structure to support economic development in Eastvale	2.1.1 Establish an Eastvale Economic Development Partnership with the Chamber and possibly other partners, to provide input on economic development policy, champion economic development in Eastvale and provide support to the Community & Economic Development Director	Council, City Mgr.	12 mos	Existing
	2.1.2 Work with the SBDC to provide Small Business Development services to local businesses	Planning Director, SBDC, Chamber	Ongoing	Existing
	2.1.3 For short term expansions of the economic development program, supplement staff efforts with consultants as needed.	Council, City Mgr.	12 mos	\$20,000 - \$40,000
	2.1.4 Expand Planning Director position to include Economic Development	Council, City Mgr.	Year 1	Existing
	2.1.5 Create internal economic development team with regular oversight from City Manager and City Council subcommittee.	Council, City Mgr., Planning Dir., PIO, Public Works Dir.	Year 1	Existing
	2.1.6 Create Economic Development Specialist position	Council, City Mgr.	Year 1	\$60-\$105,000
2.2 Create economic development plan for remaining commercial land	2.2.1 Establish a clear vision and priorities for the economic development of Eastvale. Adopt a policy statement to supplement the General Plan language regarding desired business development in Eastvale.	Partnership & Council	12 mos	Existing
	2.2.2 Identify priority targets for business attraction that can broaden the diversity of the city's economic base, provide vital services and leverage the skills of the resident labor force (See Appendix B). Some priority targets identified in the recent series of SWOT workshops, community meetings and interviews include: - hotels with adequate meeting space - medical services/hospital - high value office-based businesses - higher end restaurants and retail establishments - entertainment venues - automotive services	Partnership & Planning Director	12 mos	Existing
	2.2.3 Once priority targets are identified, refine the marketing strategy, implementation plan and budget (See Objective 2.3 and Appendix A)	Planning Director & Partnership	Year 2	Existing
	2.2.4 Create an economic development incentive plan and continue to work with developers & land owners to encourage the increased availability of commercial, light industrial & flex space	Planning Director	Year 1 and Ongoing	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	2.2.5 Encourage "green" development projects by providing incentives for buildings that meet LEED certification standards. Codify into zoning code where appropriate.	Planning Director & Council	24 mos	TBD
	2.2.6 Survey home-based businesses to determine needed technical support and to identify those that may have the potential to expand beyond the home	Planning Director, Chamber, SBDC	24 mos	\$800
	2.2.7 Continue to plan for a more diverse housing mix in order to support recent college graduates' entry into the workforce.	Planning Director	Ongoing	Existing
2.3 Create a regional identity and reputation for Eastvale (brand)	2.3.1 Design and implement a communications and marketing program that includes timely press releases, feature articles, advertising, social media feeds, direct mailings and events as appropriate (See Appendix B)	Planning Director	12 mos	\$45,000 plus advertising costs
	2.3.2 Develop a comprehensive digital Eastvale Community Profile, incorporating the most critical social, econometric and market data for the city & update annually (see Appendix C)	Planning Director	24 mos	\$2,500
	2.3.3 Create a dedicated website, e.g. "Discover Eastvale", that provides comprehensive information about Eastvale's unique "value proposition", attributes, market data, key contacts and local and regional business resources (see Appendix B for sample links)	Planning Director	6 mos	\$12,500
	2.3.4 Establish regular communications with the Eastvale businesses through an electronic newsletter to keep them informed of the city's progress with economic development	Planning Director	24 mos	Incl. above
	2.3.5 Create an additional quarterly e-mail newsletter for brokers, developers and site selectors	Planning Director	24 mos	Incl. above
	2.3.6 Continue to pressure USPS to establish a discreet Zip Code for Eastvale, merging 92880 and 91752	Chamber & City Staff	12 mos	Existing
	2.3.7 Press online mapping services to recognize "Eastvale" in searches of city addresses instead of "Mira Loma"	Chamber & City Staff	12 mos	Existing
	2.3.8 Continue to apply for appropriate awards, such as the All America City designation, and publicize awards received by community partners.	Chamber & City Staff	ongoing	\$750
2.4 Maintain a business friendly operating environment	2.4.1 Provide customer service training for city staff to encourage a business-friendly & professional culture and to ensure a high-quality experience at the "counter"	City Mgr.	12 mos	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	2.4.2 Expand and enhance the City's existing information packet for new businesses that includes information on permitting processes, fees, etc. Include information on the business registration process, City organization and identify local and regional business resources – business FAQ.	Planning Director	24 mos	\$2,000
	2.4.3 Begin process to plan for online submission of development applications and related payments.	Planning Director	Year 1	Existing
	2.4.4 Establish a rapid response program to address sudden project development and business retention issues. Establish "concierge" services on a fee for service basis to speed priority projects through city processes and include this service in the City's development incentives package.	Planning Director	Year 1	Existing
	2.4.5 Encourage commercial & retail property landlords to list current information about available properties on the city's dedicated economic development website	Planning Director	6 mos	Existing
2.5 Create a destination in Eastvale	2.5.1 Develop a clear strategy to leverage the benefits of Eastvale's proximity to the Silver Lakes project	Planning Director	12 mos	Existing
	2.5.2 Continue to support local control of Ontario International Airport	Council & Chamber	ongoing	Existing
	2.5.3 Explore the feasibility of attracting entertainment venues to Eastvale, particularly at key interchanges such as Cantu-Galeano Rd. and Limonite.	Planning Director	12 mos	Existing
	2.5.4 Develop an attractive and compelling recreation environment along the Santa Ana River, including connections to other City and regional trail systems. Join the Santa Ana River JPA and coordinate with other local and regional agencies to implement the plan.	Planning Director, JCSD	Years 1 and 2	TBD
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Growth in targeted business types in Eastvale (upscale restaurants, hotels, entertainment, professional services, other office businesses, etc.) 2. Number of economic base jobs in the City (non-retail/local services) 3. Taxable sales growth 4. Inquiries to the city's economic development/planning departments 5. Email sign ups through the economic development website 6. Media coverage 7. Business vacancy rates 8. New construction scheduled or underway 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 2: Economic Development					
2.1 Organizational structure for economic development					
2.1.1 Establish an Eastvale Economic Development Partnership	█				
2.1.2 Work with the SBDC		█	█	█	█
2.1.3 Supplement the PIO position with consultants as needed.					
2.1.4 Expand Planning Director position					
2.1.5 Create internal ED team					
2.1.6 Create ED Specialist position					
2.2 Create economic development plan for commercial land					
2.2.1 Establish priorities for economic development	█				
2.2.2 Identify priority targets for business attraction					
2.2.3 Refine the marketing strategy		█			
2.2.4 Create incentive/work with developers & land owners	█		█	█	█
2.2.5 Encourage "green" development projects			█		
2.2.6 Survey home-based businesses					
2.2.7 Continue to plan for a more diverse housing mix	█	█	█	█	█
2.3 Create a regional identity and reputation for Eastvale (brand)					
2.3.1 Communications and marketing program	█				
2.3.2 Develop a comprehensive digital Eastvale Community Profile		█			
2.3.3 Create a dedicated website	█				
2.3.4 Communications with the Eastvale businesses	█	█			
2.3.5 E-mail newsletter for brokers, developers and site selectors		█			
2.3.6 Continue to pressure USPS on zipcode					
2.3.7 Press online mapping services to recognize "Eastvale"	█				
2.3.8 Continue to apply for appropriate awards		█	█	█	█
2.4 Maintain a business friendly operating environment					
2.4.1 Provide customer service training for city staff	█				
2.4.2 Expand information packet for new businesses		█			
2.4.3 Online application submission					
2.4.4 Establish a rapid response program		█			
2.4.5 List available properties on website		█			
2.5 Create a destination in Eastvale					
2.5.1 Leverage proximity to the Silver Lakes project	█				
2.5.2 Local control of Ontario International Airport		█	█	█	█
2.5.3 Explore the feasibility of attracting entertainment venues					
2.5.4 Recreation environment along the Santa Ana River		█			

GOAL 3: MAINTAIN AN EXCELLENT LEVEL OF PUBLIC SAFETY

DISCUSSION

The excellent level of public safety in Eastvale is one of the community’s defining qualities. The City Council has established a scope of purview for the Public Safety Commission and an important short term objective is to implement and solidify procedures and staff support to ensure effective processing of public safety issues through the Commission. The City faces an ongoing challenge to fund adequate personnel and facilities to uphold the desired level of protection for the community and the budget issues will need to be addressed over a longer period of time. In the meantime, continued public education and crime prevention programs will aid the Police Department in carrying out its mission. For the Fire Department, efforts are already underway to increase certain levels of service such as the Fire Marshall and plan check services. Completion of a fire services master plan will help to set additional future priorities for the department.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
3.1 Implement process for Public Safety Commission	3.1.1 Establish program and agenda for Public Safety Commission to address Council directed areas of purview, including: Traffic Concerns, Neighborhood Watch, Emergency Operations, Community Outreach and Crime Prevention	Council, City Mgr.	Established at 12/12 Joint meeting	Existing
	3.1.2 Ensure adequate police and fire department staffing, though existing contracts, for Public Safety Commission process.	Council, City Mgr.	12 mos	\$25,000
3.2 Maintain status as region's safest city	3.2.1 Develop budget plan to increase sworn personnel as development occurs.	Council, City Mgr., Police Chief	18 mos	\$1,000,000
	3.2.2 Fund crime prevention officer and continued public relations campaign to increase crime prevention awareness.	Council, Police Chief	3-4 years	Existing
	3.2.3 Encourage adoption of Neighborhood Watch program throughout Eastvale’s neighborhoods.	Council, Police Chief	1-5 years	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
3.3 Improve fire response times	3.3.1 Negotiate with County over use of structural fire fund for long term capital costs such as new fire stations	Council, City Mgr.,	6 mos	Existing
	3.3.2 Continue process to site and build second fire station.	Council, City Mgr.	1-3 years	\$4.2 mil. design/ construction
	3.3.3 Prepare fire services master plan	Fire Chief	6 mos	Existing
	3.3.4 Evaluate location and cost of operation of existing station to determine if lower cost options exist.	Fire Chief	6 mos	Existing
	3.3.5 Develop budget plan to increase staffing at existing and new fire stations.	Council, City Mgr., Fire Chief	3-12 mos	\$2.7 mil. add'l paramedic \$3.525 mil. Fire Station 2
	3.3.6 Evaluate paramedic response funding and services to determine if more suitable financial arrangement can be negotiated.	City Mgr., Fire Chief	6 mos	Existing
3.4 Improve fire planning and inspection services	3.4.1 Evaluate options to fund a fire marshal position, possibly half time to start and in collaboration with nearby cities.	Council, City Mgr., Fire Chief	3 mos.	Existing
	3.4.2 Establish a program for regular business fire inspections.	Fire Chief	24 mos	Existing plus future SFF
	3.4.3 Review current plan check and fire inspection fee structure from County and determine if City can provide service at lower cost.	Fire Chief	12 mos	Existing
3.5 Develop enhanced disaster plan	3.5.1 Continue efforts of the Public Safety Commission to establish a disaster response plan in concert with County officials	Public Safety Commission	6 mos	Existing (Fee based)
	3.5.2 Plan for establishment of emergency operations center (EOC), possibly in new fire station	Council, City Mgr., Fire Chief	24 mos	TBD
	3.5.3 Plan for anticipated increased City costs for regional emergency preparation planning and services, though the fire services master plan process.	Council, City Mgr., Fire Chief	24 mos	TBD
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Maintain satisfactory crime rates 2. Fire and paramedic response times 3. Public safety responses provided in 100% of relevant development reviews 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 3: Public Safety					
3.1 Implement process for Public Safety Commission					
3.1.1 Public Safety Commission purview	█				
3.1.2 Police and fire staffing for Commission	█				
3.2 Maintain status as region's safest city					
3.2.1 Increase sworn personnel	█	█			
3.2.2 Fund crime prevention officer			█	█	
3.2.3 Neighborhood Watch	█	█	█	█	
3.3 Improve fire response times					
3.3.1 Use of structural fire fund for long term capital costs	█				
3.3.2 Continue process to site and build second fire station.	█	█	█		
3.3.3 Prepare fire services master plan	█				
3.3.4 Evaluate existing station	█				
3.3.5 Increase staffing at existing and new fire stations.	█				
3.3.6 Evaluate paramedic response funding	█				
3.4 Improve fire planning and inspection services					
3.4.1 Fund a fire marshal position	█				
3.4.2 Establish a program for regular business fire inspections.	█	█			
3.4.3 Review plan check and fire inspection fee structure	█				
3.5 Develop enhanced disaster plan					
3.5.1 Continue efforts to establish a disaster response plan	█				
3.5.2 Plan for emergency operations center (EOC)	█	█			
3.5.3 Increased costs for regional emergency prep planning	█	█			

GOAL 4: PROVIDE HIGH QUALITY PUBLIC FACILITIES, INFRASTRUCTURE AND AMENITIES

DISCUSSION

As a new City, Eastvale has relatively new infrastructure and facilities in place, but also faces significant costs to complete critical infrastructure systems. Accomplishment of this goal will require longer term planning and financial efforts. In the short term, the emphasis is on completing plans that would help guide both private and public sector actions toward achieving the objectives, such as completing the bikeways and trails master plan and coordinating with the regional broadband consortium. As discussed under Goal 2 above, setting up a framework of development incentives tied to desired community benefits will help leverage private investment to help achieve public improvements and facilities. In other cases, the City can serve as a facilitator to help advocate for improved services such as broadband and transit.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
4.1 Plan for new civic center	4.1.1 Develop alternatives to the site indicated in the General Plan in the event a transaction for that site cannot be negotiated.	Council, City Mgr., Planning Director	12-18 mos	Existing
4.2 Improve broadband access and capacity	4.2.1 Coordinate with the Inland Empire Broadband Consortium – identify shared issues and possible strategies (could join as a member);	City, Chamber of Commerce	ongoing	Existing
	4.2.2 Review existing city policies and ordinances for broadband infrastructure planning and investments, including joint use, rights of way, dig once and trenching, cell tower and other siting issues. (ADE can provide examples of model policies and ordinances.)	Public Works Director	6 months	Existing
	4.2.3 Meet with entities (such as JCSD and school district) planning and building all types of infrastructure projects in the City to better coordinate on projects	City, Districts	ongoing	Existing
	4.2.4 Work proactively with developers to ensure that providers are providing best levels of service	Planning Director	18 mos	Existing
	4.2.5 Link with Goal 2 to Optimize City’s economic development potential: ensure that City is a “smart city” with high levels of services to attract investors, entrepreneurs and home-based businesses, and telecommuters; incorporate into branding and marketing materials	City, Chamber	24 mos	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	4.2.6 Use broadband resources and other means to improve connectivity for Eastvale residents, particularly communication between City residents and City government.	City Council and staff	ongoing	Existing
	4.2.7 Prepare broadband plan: - review CPUC data on residential service providers, levels of speed, technologies to identify actual vs. reported speeds, gaps, using CPUC broadband map - Verify reported speeds and document variances and levels of service - Meet with developers, real estate managers and business managers (commercial and industrial) to document service levels, costs of installation and barriers; map parcel data - Meet with providers to discuss plans for both residential and business investments and services, strategies to address gaps for existing areas, and provide high levels of services for new development	City, Chamber of Commerce	Years 1-3	Existing
4.3 Complete circulation connectivity to adjacent communities	4.3.1 Collaborate in regional nexus studies to ensure that key road improvements are included in regional traffic fee program where feasible.	Public Works Director	ongoing	Existing
	4.3.2 Collaborate with adjacent cities to secure funding for major connecting roadways and bridges.	Public Works Director	ongoing	Existing
4.4 Improve bicycle and trail system	4.4.1 Complete bikeways and trails master plan	Public Works and Planning Directors/JCSD	12 mos	Existing
	4.4.2 Evaluate City street standards to create more pedestrian friendly facilities.	Public Works/Planning Director	May 2013	Existing
4.5 Improve traffic circulation through street design, policies and procedures	4.5.1 Complete truck route plan	Public Works Director	12 mos	Existing
	4.5.2 Draft new excavation ordinance to help improve coordination with utility companies and others	Public Works Director	12 mos	Existing
	4.5.3 Improve traffic safety around schools through increased signals, crossing guards and completion of street improvements. For future development, address in design phase by requiring residential developers to provide more pedestrian access to create a walkable community with principles from Safe Routes to Schools/Smart Growth/Semi-Neo-traditional town planning.	Public Works Director, Planning Director, school district	24 mos	\$794,000 for planned improvements
4.6 Plan for new library	4.6.1 Explore opportunities to include a City library in the civic center plan.	City Mgr.	12 mos	Existing
4.7 Add arts and cultural facilities and events	4.7.1 Identify opportunities to leverage private development design to include cultural and entertainment facilities	Planning Director	5 yrs	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
4.8 Improve transit opportunities	4.8.1 Coordinate with RTA to ensure that local demand for transit is met as well as better connections for commuters	Public Works Director	5 yrs	Existing
4.9 Maximize the benefit of the Community Foundation as a resource for community improvement	4.9.1 Continue to support and enhance the role of the community foundation in providing scholarships and other benefits for the community. Undertake long-term capital improvement projects that benefit the City such as wayfinding signs, City monuments, and frontage landscape and hardscape improvements in public locations such as along Chandler.	City Council	5 yrs	Existing
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Secured agreements for location of civic center 2. Improved broadband capacity and service 3. Improved circulation connectivity and safety 4. New community facilities and amenities 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 4: Public Facilities					
4.1 Plan for new civic center					
4.1.1 Develop alternatives for Civic Center site	█	█			
4.2 Improve broadband access and capacity					
4.2.1 Coordinate with the Inland Empire Broadband Consortium	█	█	█	█	█
4.2.2 Review city policies and ordinances for broadband		█	█	█	█
4.2.3 Meet with entities to better coordinate on projects	█	█	█	█	█
4.2.4 Work proactively with developers		█	█	█	█
4.2.5 Use broadband to optimize economic development potential	█	█	█	█	█
4.2.6 Improve connectivity for Eastvale residents	█	█	█	█	█
4.2.7 Prepare broadband plan	█	█	█	█	█
4.3 Complete circulation connectivity to adjacent communities					
4.3.1 Collaborate in regional nexus studies	█	█	█	█	█
4.3.2 Collaborate to secure funding	█	█	█	█	█
4.4 Improve bicycle and trail system					
4.4.1 Complete bikeways and trails master plan	█	█			
4.4.2 Evaluate City street standards	█	█			
4.5 Improve traffic circulation					
4.5.1 Complete truck route plan	█	█			
4.5.2 Draft new excavation ordinance	█	█			
4.5.3 Improve traffic safety around schools	█	█			
4.6 Plan for new library					
4.6.1 Possibly include a City library in the civic center plan.	█	█			
4.7 Add arts and cultural facilities and events					
4.7.1 Leverage private development for cultural/ent facilities	█	█	█	█	█
4.8 Improve transit opportunities					
4.8.1 Coordinate with RTA	█	█	█	█	█
4.9 Maximize the benefit of the Community Foundation					
4.9.1 Support and enhance the role of the community foundation	█	█	█	█	█

CONCLUSION

As the City's first strategic plan, this document creates a framework for a process of continually evaluating the City's priorities and progress toward meeting key objectives. Although the strategic plan has a five year horizon, the City should assess its progress and re-evaluate its objectives each year as part of its budget process. The performance indicators identified for each goal can be included in an annual report on City operations and activities.

Much of the focus of the strategic plan in the next year or two is on developing plans and tools to help the City define the character of its ultimate buildout and financial foundation. Further community discussion and analysis is needed to define the specific economic trade-offs facing the City with its remaining sites. The existing job base in the City clearly does not provide local job opportunities for the resident labor force, yet real estate conditions in the surrounding market area do not currently favor the type of professional office development that could address this need. The City will need to make a direct marketing effort to target businesses and not just developers to make the case that the skilled labor force, the high level of entrepreneurial talent and the superior income levels in the community would provide a supportive business environment for high end firms needing office space. In addition, efforts to move forward with projects to provide smaller scale manufacturing and flex space developments will assist local entrepreneurs to find suitable locations in Eastvale.

The City's mission statement is focused on providing a high level of customer service for its residents and businesses. This was a key motivation for many who supported creating a new city in Eastvale. During the next few years, the City will have better information to understand its revenue potential and will need to take opportunities to evaluate options for providing services cost effectively while still maintaining its key value of superior service. Similarly, the City will continue the transition from County policies and services to City-created programs. The strategic plan provides a tool for the City to maintain focus on its vision, its mission, and its key goals and objectives as it navigates the path toward a fully functional municipal government and the high quality of community life desired by all its residents.

APPENDIX A: EASTVALE PUBLIC INPUT SUMMARY

During the period from January 29th through February 25th, the consulting team conducted interviews and focus groups with community stakeholders. In addition, the consultants made a presentation and received input at a joint meeting of the Public Safety Commission, Planning Commission, and Eastvale Community Foundation on January 29th and conducted public workshops on February 21st and February 23rd. The meetings were focused on gaining input about the key features and opportunities for Eastvale and were framed in terms of developing information for both a marketing brand and a strengths, weaknesses, opportunities, and threats (SWOT) analysis. The following is a summary of the ideas gained from the public input process. The branding messages have been incorporated in the proposed marketing program presented in Appendix B. The SWOT analysis was particularly useful in identifying strategic issues the City should address over the next five years.

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
<p>Brand Product/ City Strengths</p>	<p>Describe what your city has to offer? What distinguishes you from the competition?</p> <p><u>Distinguishing Characteristics</u></p> <ul style="list-style-type: none"> ■ Demographics <ul style="list-style-type: none"> ○ Diversity ○ Affluence ○ Young families ■ “Young, fresh, involved, dynamic population and opportunities to mold the community” ■ Education Quality/ good local schools/proximity to higher education ■ Parks ■ Proximity to major transportation routes ■ Strategic location within greater So Cal market area ■ Entrepreneurialism (1,000 home business permits) ■ Infrastructure is new ■ Strong sense of community ■ Public Safety ■ Responsive govt/agencies ■ Fast-growing/ good business opportunities

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Strong housing market/upscale development ■ Strong civic engagement from residents ■ Strong community pride ■ Lots of "first responders" live in the community along with teachers/nurses/engineers/doctors ■ Rural environment ■ Available land for mixed use development ■ Continuing interest and investment from national developers
Brand Vision/ Strategic Goals	<p>The big picture – what is your overall goal for your city for the long run? What are the City’s 5-year goals?</p> <ul style="list-style-type: none"> ■ Create jobs ■ Financial stability ■ Diversified tax base revenues outside sales tax ■ Transfer JCSD parks and rec services to City ■ Leverage expansion at Ontario ■ Become region’s safest city ■ Provide resources for business development (incubators, venture capital) ■ Public/private economic development organization ■ Strengthen partnerships with other agencies/organizations ■ Create "destination" ■ Create entertainment venue ■ Closer relationships with colleges/universities ■ Greater use of social media (free wi fi) ■ Cluster analysis of regional industries ■ Leverage regional marketing opportunities (Corona, WRCOG) ■ Seek recognition for attributes (schools) ■ Identify with regional assets (universities) ■ Create City Hall with CC Chambers and more staff space ■ Stand-alone library ■ Add second fire station ■ Complete circulation system

	<ul style="list-style-type: none"> ■ Add more police officers ■ Reduce taxes (City has 43 CFDs) ■ Add arts and cultural facilities and events ■ Put City on the map with utilities/vendors/assessor/post office
<p>Brand Positioning/ City Strengths</p>	<p>Where does your city sit among like cities in the consumer’s mind? What perception would you like visitors to have about you vs. other cities in the area?</p> <ul style="list-style-type: none"> ■ “Diamond in the rough” – but dairies have adverse impact ■ Housing stock offers good value ■ Lower crime and better schools ■ Higher development standards ■ Lots of parks ■ Relaxed vibe (compared to Chino Hills) ■ City of progression, like Orange County but not finished yet ■ Quiet bedroom community feel but need more services ■ More upscale – adjacent communities may think of Eastvale as “snobs”
<p>Brand Target Target Industries/ Opportunities</p>	<p>Who would the City like to attract in terms of residents and businesses? What are specific target audiences such as brokers, developers, current businesses, target industries? What are the targets’ demographics, interests, attitudes, and opinions?</p> <ul style="list-style-type: none"> ■ Higher end retail shopping and dining ■ Offices/ professional jobs and services ■ Medical services ■ Industries that complement existing skills ■ Irvine business park model, not warehouses ■ Hotels (in part to serve new Silver Lakes development in Norco) ■ Auto repair shops, services ■ Costco/Trader Joes/services ■ Boutique shopping ■ Create a large gathering place ■ Sites for new churches

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Major sports facilities ■ Career development programs for technology occupations and job readiness ■ Need to start catering to singles (creative class) as well as families ■ Need higher densities, pedestrian oriented developments
Brand Identity	<p>Does the City logo communicate what you want audience to know about their city? If not, what other messages should be communicated?</p> <ul style="list-style-type: none"> ■ The City seal communicates the past well and the overall feel of the community currently but may not represent the future. ■ Logo is new and not used to full potential
Brand Promise/ Opportunities	<p>What does your city promise to deliver?</p> <ul style="list-style-type: none"> ■ Safe, clean ■ Family oriented ■ Presence of major, high quality development ■ Educated workforce/ quality of residents ■ Business friendly environment – certainty in development process ■ Local support for local business ■ Good freeway access ■ Well thought-out community ■ “Live-shop-play” in Eastvale
Brand Personality/ City Strengths	<p>This is about style – and how the city makes the customer feel.</p> <ul style="list-style-type: none"> ■ Vibrant ■ Diverse (100 languages spoken in school district, which includes Norco and Corona) ■ Neighborly ■ Family oriented values ■ Comradely ■ Curb appeal ■ Natural setting ■ New development

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Optimistic ■ Comfortable ■ Outgoing/outdoors ■ "Biggest little city in Inland Empire"
Brand Emotion/ City Strengths & Weaknesses	<p>What will make your prospect love your city? How will they feel about visiting or locating here?</p> <ul style="list-style-type: none"> ■ Comfortable ■ Neighborly ■ Family atmosphere ■ Great park system and community center
Brand Experience	<p>What will the public's experience with the city be? (Example: Memorable; Exciting.)</p> <ul style="list-style-type: none"> ■ Family oriented values <ul style="list-style-type: none"> ○ Civic involvement ■ Diverse Ethnicity → but few related commercial opportunities or activities exist yet in Eastvale. ■ Small Town/Helpful Neighbors ■ "Norman Rockwell" feeling ■ Big Holiday Celebrations/ Picnic in the Park/ Casino Night ■ Kinder, gentler place – welcoming ■ Attainable housing ■ Residents are very proud of the City
Brand Quality	<p>How does your city compare within your competitive market? (Example: Outstanding restaurants, free parking, excellent service.)</p> <ul style="list-style-type: none"> ■ More growth opportunity here ■ Very responsive to business requests ■ Less competition for businesses here – good timing to take advantage of major developments in Chino and Ontario

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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Brand Pricing	<p>How do your prices compare to other cities in the same category or region? Do you provide more value vs. your competition?</p> <ul style="list-style-type: none"> ■ Housing is good value ■ City charges lots of fees but BIA says they are competitive. The City has seen more development than its neighbors ■ Retail lease rates are high – Lewis Develop. requires established businesses ■ Commercial land seems to have gone up from \$250K to \$500K per acre ■ Expensive compared to Jurupa Valley but cheap compared to Orange County with similar quality ■ Costs are also lower than San Gabriel Valley
Brand Packaging/ Distribution	<p>How does your city reach the customer? Brokers? Direct contact? Trade Shows? Websites? Publicity? Advertising?</p> <ul style="list-style-type: none"> ■ Recently went to ICSC in San Diego and did marketing piece for that. ■ Use HDL reports to identify retail gaps ■ Grass roots - word of mouth advertising ■ City relies on developers to promote City ■ Need to put Eastvale on the map on the internet and other ways (see weaknesses below) ■ Digital billboard on I-15 is in the works
Brand Association	<p>Sometimes associations with another brand can build the image of your brand. Are you partnering with other destinations? Regional organizations? Events? Are there major companies in your city that can be a draw to other businesses?</p> <ul style="list-style-type: none"> ■ Yes, but Eastvale may not have much to bring to the table in collaboration. Does not have ED staff capability currently. ■ Corona (Not all respondents thought Corona would see benefit) ■ WRCOG ■ SCAG ■ RCTC – TRANS Commission ■ RT Authority

	<ul style="list-style-type: none"> ■ Chamber ■ IEDC/ICSC/League ■ JCSD partners with other water agencies to ensure long term supply ■ Cultural center in Jurupa could be good regional draw but it needs money
<p>Brand Credentials</p>	<p>Has the City received any awards or certifications yet? Are there any the City would like to receive? Quality-checking authorities, such as AAA, ranking in articles, etc.</p> <ul style="list-style-type: none"> ■ Applied for recognition award for the CAFR ■ Considering application for safest City ■ Schools nominated to receive Broad Foundation grant award ■ I-3 Technology Grant (\$5 million for technology in schools) ■ Award of excellence for parks (App. for national accreditation under discussion) ■ Could do Tree City USA or Playful City designations
<p>Brand Message</p>	<p>What is the single most important thought you want your prospects to remember about your city or downtown? (Not a tagline).</p> <ul style="list-style-type: none"> ■ Safe ■ Great Quality of life ■ Clean, well kept ■ "10 Best" status ■ Good Schools ■ Comradely ■ Parks & recreation ■ New, Modern ■ Prosperity ■ Pride ■ Diversity ■ Sustainable Development ■ Progressive city with lots of opportunity and potential ■ Responsive City government

SWOT

What additional thoughts/info should be included in each section of the SWOT? (Strengths are addressed in the sections above).

<p>Opportunities</p> <ul style="list-style-type: none">■ Local control of Ontario Airport■ Leveraging Silver Lakes development■ Strengthening development clustering■ Capturing retail and entertainment \$\$■ "Town Center"■ Improved communications, broad-band■ Ubiquitous WiFi , greater social media use■ Locate University■ Green-Friendly infrastructure■ Outlets center (destination)■ Norco campus of CC offers game tech, mfg. lab and repair skills training■ Need to be more forward looking with development standards, parking standards and high density■ So Cal Edison peaker plant to reduce electrical costs?■ Seek recognition for attributes (schools)■ Identify with regional assets (universities)■ SR 91 business displacement in Corona■ Birtcher – Goodman Development	<ul style="list-style-type: none">■ Take over park operations from JCSD■ More use of solar and wind energy■ Need good emergency planning for earthquakes and other disasters■ Create "business express" model to fast track desired e.d. projects■ New north/south water intertie may create ROW opportunities■ Desi Arnez House■ Santa Ana River trail■ Local WWT plant is expanding to 3.35 MGD, which should serve buildout■ JCSD participates with Chino desalting plant for water supply■ Need to restart JCSD advisory committee■ Opportunity to build more trails to connect them all better
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Weaknesses

- Retail mix is not distinctive
- Need of offices to attract restaurants and other retail
- Daily "brain drain" due to lack of jobs
- Lack of transit (RTA)
- Senior Svs/Medical Svs – hospital
- Split jurisdiction for parks – JCSD and JARPD
- Swanlake development
- Lack of Trans Funding/Maint.
- No East/West connection
 - Limonite
 - Schleisman
 - Chino (Pine → DT 71)
- Fire Funding
- Lack of City Hall space
- High school should have City name
- The city is "invisible"
 - There is no post office nor exclusive zip code as in other cities
 - Google maps still identifies the community by its former unincorporated name of Mira Loma
 - Facebook does not recognize the name Eastvale
- Eastvale lacks an identity
- Eastvale's econometric data is averaged in with the adjacent region and thereby lowered

Threats

- Revenue neutrality
- Loss of Vehicle License rev.
- Jurupa Valley potential failure
- Disaster plan needs development
- Land locked
- Traffic mitigation
- Air pollution from trucks (Truck master plan underway)
- Chino airport creates limitations
- Development plans of neighbors (Ontario, Chino)
- Dairy presence
- State finances/tax grab
- Behind on Pub. Safety Fac.
 - New health care costs → reduce care options
 - Paramedic services affected
- Under water properties
- Unfunded mandates
 - Stormwater
 - ADA
 - Public Process
- School traffic → Clustered in one area
- Maintain rural boundary
- Increased transportation gridlock as region grows
- Second wave of foreclosures?

Weaknesses (Continued)

- Lack of church sites
- Water meter approvals take too long
- No infrastructure for recycled water
- Internal staffing and procedures have limited capacity
- Developments need permits from multiple agencies with little coordination
- No local theater or cultural venues
- Lack of land

Threats (Continued)

- Other nearby cities are much larger and have bigger budgets and are attracting major developments
- Although Eastvale would like more office development, the office vacancy rates are still very high in the region
- Jurupa Valley has a lot more land for development

APPENDIX B: ECONOMIC DEVELOPMENT MARKETING PROGRAM

THE
placemaking
GROUP

POSITION
COMMUNICATE 
INSPIRE

EASTVALE, CALIFORNIA ECONOMIC DEVELOPMENT MARKETING PROGRAM

March 20, 2013

Introduction

This report includes marketing communication tactics for Eastvale to include in a business attraction/economic development marketing program. The program builds off of the key messages established in the Branding Blueprint and is intended to increase awareness and establish recognition among target audiences for the city's current attributes, with the ultimate goal of attracting businesses and revenue.

The marketing of Eastvale can begin with stories on the city's assets, especially its available land and commercial real estate space. Consistently communicating positive news about the city can result in increased interest from businesses, commercial real estate professionals and other target audiences.

Marketing Communication Tactics

Utilizing the following communication vehicles, the target audiences listed in the Branding Blueprint can be reached.

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
Brand Product/Service	Strategically located with available land. New infrastructure, new homes, good schools, safe, educated workforce, accessible and responsive city government.
Brand Vision	A prosperous city with an excellent quality of life, attracting metropolitan-level retail, restaurants, and office businesses that employ local residents.
Brand Positioning	New, growing city, more upscale than neighboring communities, but lacks awareness amongst those outside of city and literally not on the map.
Brand Target	Brokers, site selectors, developers, current businesses, businesses that residents work at outside of Eastvale, businesses in specific sectors/industries, media.
Brand Name	City of Eastvale, CA
Brand Identity	Existing logo with tagline,: <i>Community*Pride*Prosperity</i>
Brand Promise	Well-thought out community with new infrastructure, transportation access, available land, low utility rates. City is business friendly with top-level customer service.
Brand Personality	Acknowledged, supported, valued.
Brand Emotion	Family-oriented values, small town neighborhood feel, civic pride, attainable housing
Brand Experience	Excellent customer service, proactive city government-easy to do business with.
Brand Quality	More growth opportunity than nearby cities. City is responsive to business requests, more development than neighboring cities.
Brand Pricing	Competitive land costs and city fees, reasonably-priced quality homes, high lease rates
Brand Packaging/Distribution	City website, word-of-mouth, developers, trade show, digital billboard on I-15
Brand Association	Upcoming Silver Lakes development, Ball/Arnaz house, nearby universities.
Brand Credentials	5th Fastest growing city in CA., highest median household income in Riverside Co., One of four American school districts selected as finalist for Broad Prize for Urban Education, Award of Excellence for parks, \$5-million technology grant for schools.
Brand Message	Eastvale is a clean, safe, and easily accessible Southern California community, with available land for retail, office and large mixed-use development.

Eastvale, California Economic Development Website

Create a professionally designed, graphically-appealing website solely devoted to doing business in Eastvale and attracting and retaining businesses. This website is separate from any city, county or business organization website, however it can have links to any of those sites. The site's content reflects the brand and supports the vision and mission statements and includes:

- Demographics and census information
- Available properties
- Developable land
- Permit process
- City/county/state economic development resources
- Business Resources
- Commercial real estate news and events such as office leases, construction milestones. Updated regularly. Fresh content increases search engine rankings making it easier for Eastvale to be "found" by target audiences
- Downloadable pdfs of available properties
- Email newsletter signup form

An example of such a website can be found at: <http://www.suisuncitybusiness.com>

The economic development website serves as a primary marketing instrument for raising awareness of the city and its business and commercial real estate opportunities. To drive traffic to the site, outreach to target audiences needs to occur through the following:

- Press releases
- Publicity (send to local media)
- Email marketing
- Direct mail
- Advertising
- Economic Development Presentation Folder
- Social media

Press Releases

Issue six press releases a year through a press release distribution service such as PRNewswire or BusinessWire. This places the press release on hundreds of websites that can include yahooofinance.com, msn.com, reuters.com, wallstreetjournalmarket watch.com, and GlobeSt.com. Being picked up by such sites helps Eastvale to be “found,” and increases its search engine rankings, driving traffic to Eastvale’s economic development website. Press releases can also be sent to local and regional business reporters as well as commercial real estate and vertical market trade publications.

Press releases should be no more than 400 words and written using words and phrases that are being searched for. This can be researched through Google AdWords Keyword Tool. For example the phrase, Riverside County land, has almost 2,000 searches/month. Keyword research would be part of a marketing communications program.

Press release topics can include:

- Eastvale is a choice Southern California location for retail, office and large mixed-use development in a city that has an accessible and responsive city government.
- Eastvale launches new economic development website
- Available when office space in Eastvale is ideal for professional services and technology companies.
- New businesses locate in Eastvale-does not have to be a large business, but include any that lease or buy space or land. Include information about type of business, where located, quote from business owner about why chose to locate in Eastvale. Can include more than one business per release.
- News from existing businesses-new hires, expansions, achievements. Can include information about more than one business.
- All press releases have an *About Eastvale* section that describes the city's attributes and assets.

Editorial Calendars

Research editorial calendars in targeted publications to determine publicity possibilities. Most publications now have websites where articles are posted, which increases awareness and search engine rankings. Examples of publications to target include (this is not a complete list):

- California Centers magazine
- Commercial Property News magazine

- ENR California (Engineering-News Record)
- Green Building News (If there are projects/news that are applicable)
- HispanicBusiness.com (Formerly Hispanic Business magazine)
- Inland Empire Business Journal
- Nation's Restaurant News
- Shopping Center Business magazine
- Shopping Centers Today magazine
- Site selection magazine

Email Newsletter

An email newsletter distributed four times a year to brokers, developers and site selection decision makers that features business and commercial real estate activity will serve to raise Eastvale's profile and seek to drive traffic to the economic development website.

Content is written as short items and links to pages on the economic development website. Content can be the same or similar to press release content and include any upcoming projects, completed projects, available land, available office space, news from existing businesses, quote from Eastvale business person on why the city is a good place to do business, ease of doing business with the city as well as its additional attributes/assets.

Realtors, developers, the Chamber of Commerce or other business organizations can sponsor an email newsletter. Sponsors can have logos or other promotional messages and identification on the newsletter.

The newsletter can be distributed to an existing list or a list can be purchased.

Direct mail

Create a series of direct mail pieces focused on Eastvale's attributes. Include a link and/or QR code to the economic development web site.

Advertising

An annual advertising plan will serve to promote the city's attributes and the benefits of locating a business in Eastvale. The plan will determine what media to advertise in--print, Internet and/or broadcast, as well as the theme/focus of the campaign.

An advertising possibility, if budget allows, and if regional newspapers are willing to sell the space is an insert focused on doing business in Eastvale. Enough copies can be printed so that it can also be used as a handout at trade shows and given to prospects.

The city would have control over content, which can feature topics such as local business and commercial real estate news, any new construction, profiles of business and city officials, and ease of doing business with the city.

Local businesses, the Chamber of Commerce, and other business groups can be asked to contribute to the cost of the insert.

Broker Event

Consider holding a broker event when a large project is completed or near completion, including the new SilverLakes Equestrian and Sports Park, to educate commercial real estate professionals about Eastvale. A broker event would include a presentation by city officials and tour of available sites and other places of interest in the city.

To produce and promote such an event, there would need to be direct contact with brokers, site selectors, commercial real estate brokers, an email newsletter, publicity, and coordination with regional chambers, business organizations and associations.

Presentation Folder

Eastvale may already have a presentation folder. Content included in it should be reviewed. If one does not exist, consider creating a 9" x 12" finished size, four-sided color pocket folder that has the same look and feel as the economic development website. It can be used as a handout for prospects and at trade shows.

Social media

Continue to update Eastvale's existing Twitter and Facebook pages, and include posts with commercial real estate news. Content for posts can come from press releases. Include links to the economic development website.

Awards

Eastvale already has received some awards. Continue to apply for awards to increase the city’s profile and add to its credentials. Possible award categories include those related to livable communities, good schools, women in municipal government, new construction and innovative building projects.

Measurement

A set of measurements can be developed to determine the effectiveness of the economic development marketing program. Measurements can include:

- Inquiries to the city’s economic development/planning departments
- Email sign ups through the economic development website
- Media coverage
- Vacancy rate
- Business license applications
- New construction scheduled or underway

Budget

Estimated Budget for One-Year Marketing Communications Program, Eastvale, CA



	LOW	HIGH
Planning		
Strategy and planning, ongoing communications meetings, program management	\$12,000	\$18,000
Website		
Eastvale economic development website. (Fee is dependent on design, number of options requested, use of original or existing content, available photos, specifications, functionality). Samples may be found at the following links: http://www.suisuncitybusiness.com , http://edc.cityoflansingmi.com/ , http://www.co.monterey.ca.us/EconomicDevelopment/economy-workforce.shtml	\$10,000	\$25,000

	LOW	HIGH
Publicity		
Write six (6) press releases. Research, writing, approval process, targeting topics such as: Overview of why Eastvale as an attractive business location; Launch of new economic development website; Available office and/or commercial real estate space; Announcements of new businesses locating in Eastvale, Business roundup including new hires, achievements, expansions.	\$3,000	\$4,500
Press Release Distribution (Depends on distribution service used and length of release).	\$1,404	\$1,830
Editorial Calendar Research (Depends on number of media outlets researched).	\$700	\$1,200
Email Marketing		
Email Newsletter Template design and development	\$900	\$1,350
Four (4) Email Newsletters/year, one per quarter-Writing, layout, distribution	\$2,800	\$5,200
Direct Mail		
Series of direct mail pieces. Design & development. Fee's based on four (4) pieces does not include printing.	\$12,000	\$20,000
Marketing Collateral		
Presentation Folder -Design, Development. Photos. High range would involve a photo shoot. Does not include printing. Does not include writing or design of inserts for folder.	\$4,000	\$10,000
Awards		
Research and submit to two to four awards/year. Further research would need to be done, but possibilities include: California League of Cities' Helen Putnam Award; Golden Hub of Innovation Award; America's Crown Communities Award; All-America City Award.	\$3,000	\$6,000
Advertising -TBD. Requires research and its own plan.		
Broker Event -TBD. Would require event development, invitations, OR webinar to interest brokers in visiting and possibly attend broker event.		

This budget does not include fees for Facebook or Twitter since these pages currently exist and are being maintained. It does not include fees for advertising, which would need to be further researched and would need its own plan. A fee for a broker event is also not included, because that also could require its own plan. The budget is based on Placemaking Group's hourly rates which range from \$65 to \$225/hour, with most work generally in the \$150-\$175/hour range.

APPENDIX C: ECONOMIC ANALYSIS

DEMOGRAPHIC AND LABOR FORCE CHARACTERISTICS

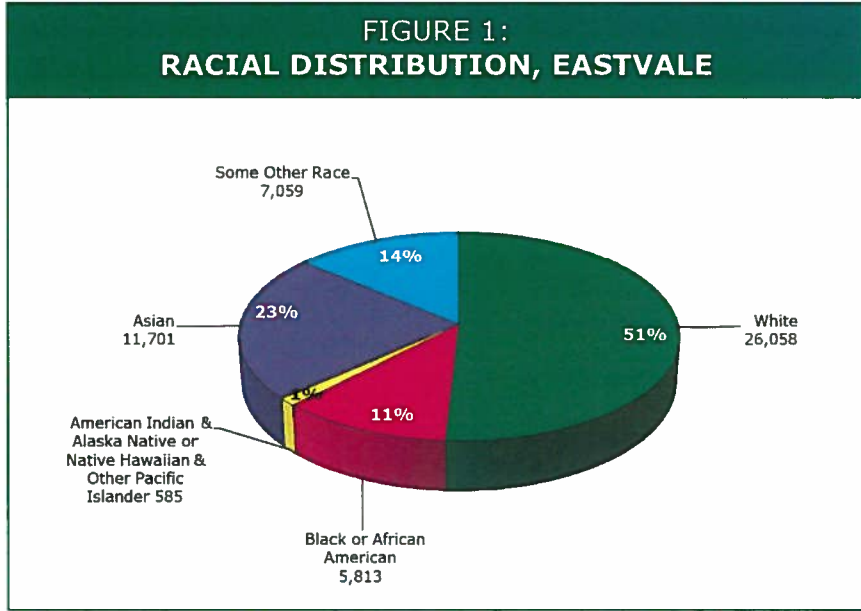
The State Department of Finance reports the population for Eastvale at 55,602, as of January 2012. The most recent data on demographic and labor force characteristics, however, is from the American Community Survey (ACS) 5-year Estimate online database and the Local Employment Dynamics from 2010. As shown in Table 1, Eastvale has an employed labor force of over 25,146 workers, of which fewer than 500 are estimated to be employed in Eastvale itself.

TABLE 1: POPULATION AND JOB TRENDS, 2011 EASTVALE AND RIVERSIDE COUNTY				
	EASTVALE		RIVERSIDE COUNTY	
	Count	Percent of Total Population	Count	Percent of Total Population
Total Population	53,437	100.0%	2,154,844	100.0%
Working Age Population (18-64)	37,574	70.3%	1,612,644	74.8%
Employed Labor Force	25,146	47.1%	868,898	40.3%
Living and Working in Selected Area	478	0.9%	528,290	24.5%

Source: ADE, Decennial Census 2000 and 2010; Local Employment Dynamics OnTheMap

TABLE 2: RACE		
	Population	Share
Total Population	53,437	100.0%
One Race	51,216	96.0%
Two or more races	2,221	4.0%
Hispanic	21,420	40%
Non-Hispanic	32,017	60%

Source: ADE, American Community Survey 5-Year Estimates

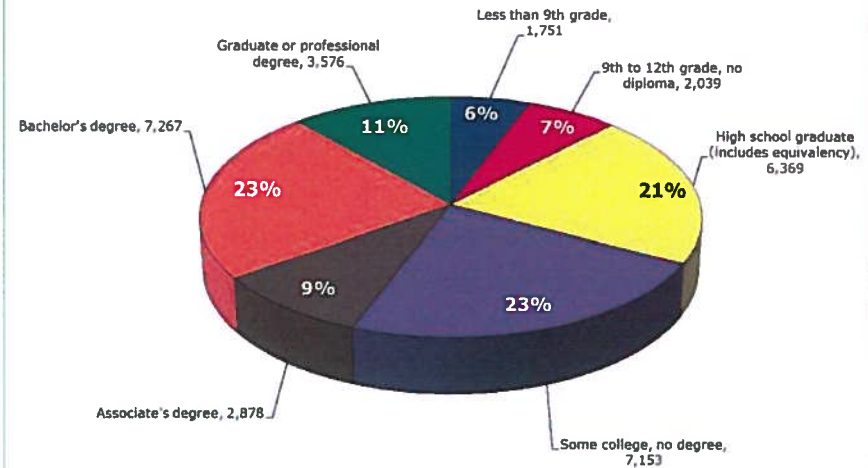


Source: ADE, American Community Survey 5-Year Estimates

EDUCATIONAL ATTAINMENT

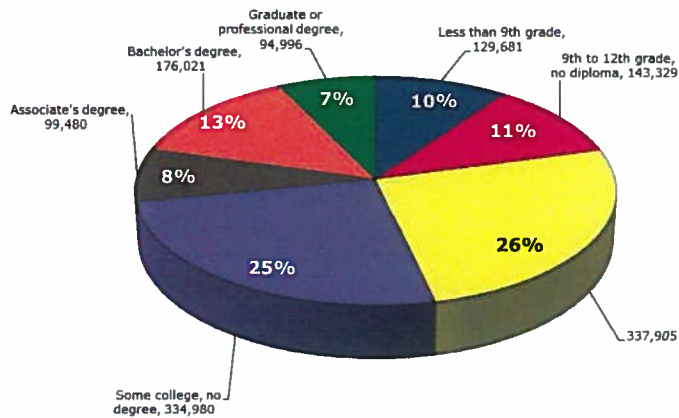
ACS also reports the educational attainment for the population 25 years and older. Figure Figure 2:, Figure 3, and Figure 4 show the level of education at the city, county, and state level. In the city of Eastvale, 21 percent of people 25 years and over graduated from high school and more than 35 percent of Eastvale’s population received either a Bachelor’s, Graduate or professional degree. At the county level, the population with a Bachelor’s degree or higher is close to 20 percent. In the State of California, 30 percent of people 25 years of age and more have a Bachelor’s degree or higher. This shows that the city of Eastvale has a higher percentage of highly educated population compared to the county and the State.

**FIGURE 2:
EASTVALE**



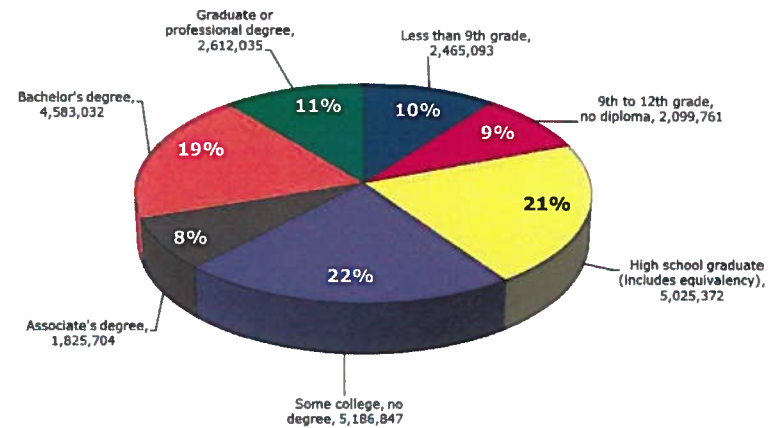
Source: ADE, American Community Survey 5-Year Estimates

**FIGURE 3:
RIVERSIDE COUNTY**



Source: ADE, American Community Survey 5-Year Estimates

**FIGURE 4:
STATE OF CALIFORNIA**



Source: ADE, American Community Survey 5-Year Estimates

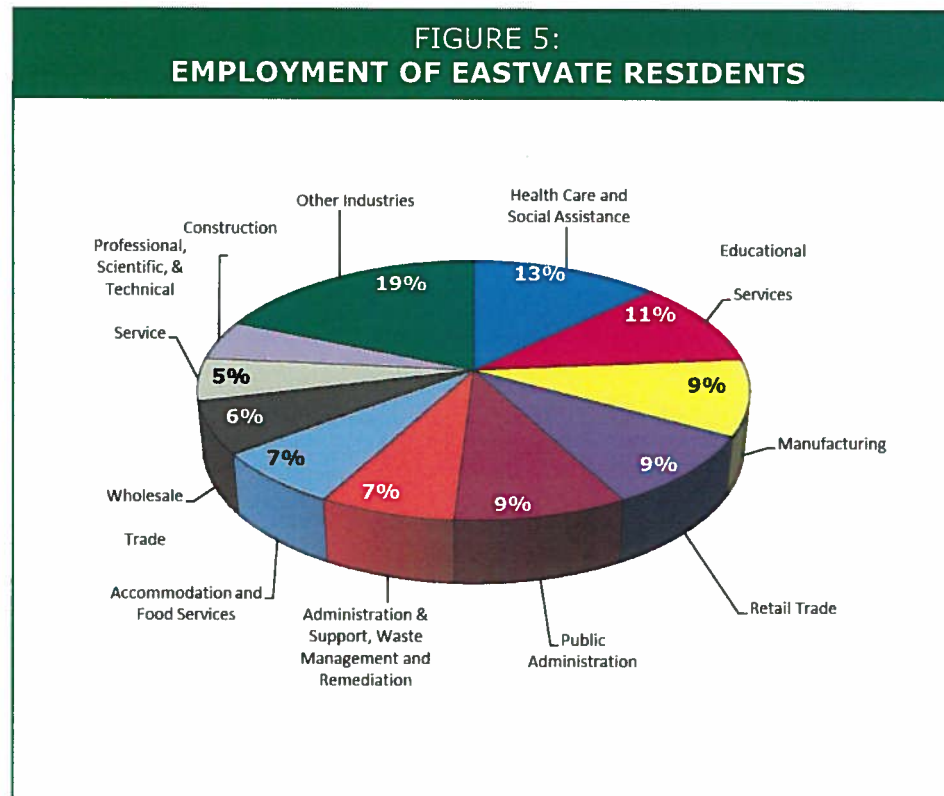
LOCAL ECONOMIC SETTING: EMPLOYMENT AND LABOR FORCE

According to the ACS, the city of Eastvale included 25,146 employed residents in 2010. Health Care and Social Assistance was the lead industry employing Eastvale residents with 3,227 employees. In addition, 2,710 residents were hired by Educational Services, 2,364 were hired in Manufacturing, 2,304 worked in Retail Trade, and 2,218 worked in Public Administration. The sixth largest hiring industry was Administration & support, Waste management and Remediation with 1,732 employees. Table 3, demonstrates the distribution of the city's labor force among 20 job sectors. It is important to note that very few of the 25,146 workers are hired within Eastvale's geographic boundary. Ninety-eight percent of the labor force population commute to work and only 478 were employed by businesses in Eastvale.

TABLE 3: EMPLOYMENT OF EASTVALE RESIDENTS			
NAICS Code 2007		Labor Force	Industry Share
62	Health Care and Social Assistance	3,227	12.83%
61	Educational Services	2,710	10.78%
31	Manufacturing	2,364	9.40%
44	Retail Trade	2,304	9.16%
92	Public Administration	2,218	8.82%
56	Administration & Support, Waste Management and Remediation	1,732	6.89%
72	Accommodation and Food Services	1,698	6.75%
42	Wholesale Trade	1,646	6.55%
54	Professional, Scientific, and Technical Services	1,326	5.27%
23	Construction	1,233	4.91%
48	Transportation and Warehousing	999	3.97%
52	Finance and Insurance	913	3.63%
81	Other Services (excluding Public Administration)	838	3.33%
51	Information	469	1.87%
53	Real Estate and Rental and Leasing	406	1.62%
55	Management of Companies and Enterprises	394	1.57%
71	Arts, Entertainment, and Recreation	293	1.17%

NAICS Code 2007		Labor Force	Industry Share
22	Utilities	214	0.85%
11	Agriculture, Forestry, Fishing and Hunting	149	0.59%
21	Mining, Quarrying, and Oil and Gas Extraction	15	0.06%
	Total	25,146	100.00%

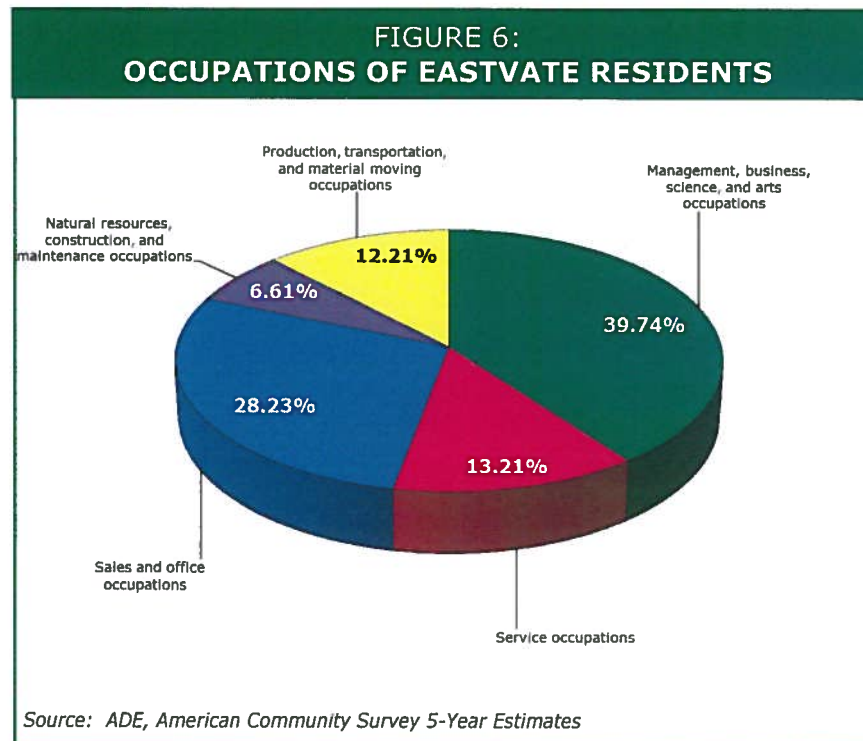
Source: ADE, American Community Survey 5-Year Estimates; Local Employment Dynamics OnTheMap



Source: ADE, American Community Survey 5-Year Estimates

TABLE 4: OCCUPATION OF EASTVALE RESIDENTS		
Occupation	Count	Share
Civilian employed population 16 years and over	25,176	100.00%
Management, business, science, and arts occupations	9,990	39.70%
Service occupations	3,319	13.20%
Sales and office occupations	7,091	28.20%
Natural resources, construction, and maintenance occupations	1,666	6.60%
Production, transportation, and material moving occupations	3,080	12.20%

Source: ADE, American Community Survey 5-Year Estimates



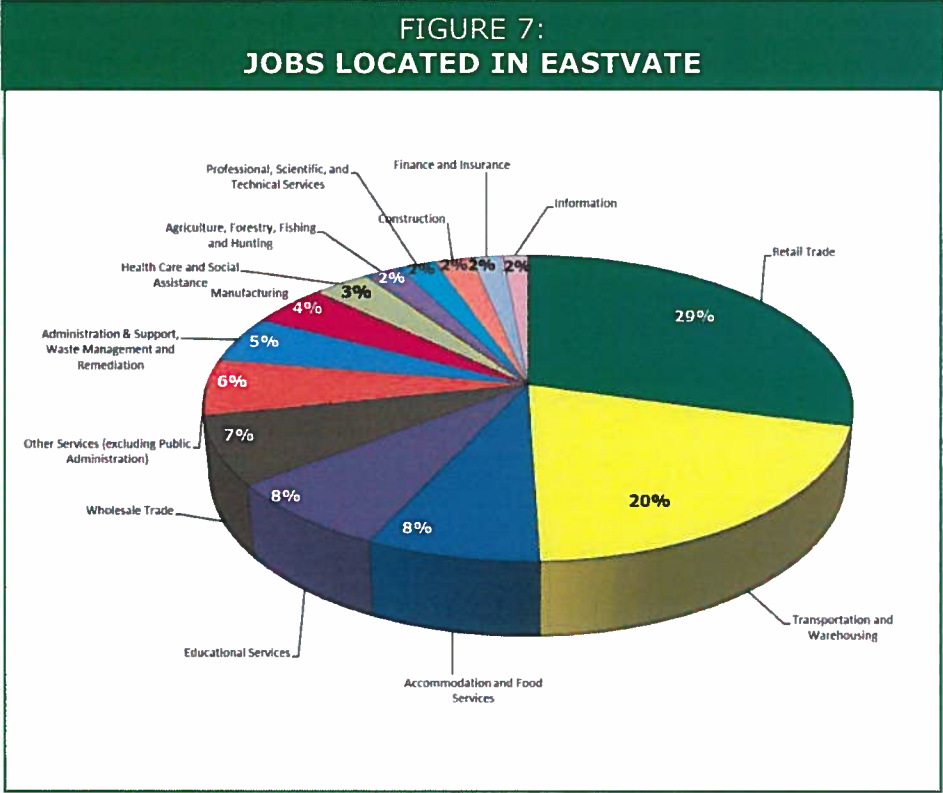
EASTVALE BUSINESS SETTING AND EMPLOYMENT TREND

While Table 3 ranks industries that attract Eastvale’s working population, Table 5 presents the types of businesses located in the city of Eastvale. (Where available, the table also identifies typical businesses in each category). Eastvale currently does not offer a diverse mix of businesses since it has a higher concentration of retail compared to other businesses. Retail is the largest business sector with nearly 30 percent of the jobs. This is augmented by 8 percent of the jobs in restaurants and food services. Transportation and Warehousing hires close to 20 percent of people that work in Eastvale. Food Services is the third largest business sector but includes a significantly lower employment share of 7.4 percent compared to Transportation and Warehousing. Educational Services and Wholesale Trade are the fourth and fifth major businesses and also account for close to 8 percent of the employment share.

**TABLE 5:
JOBS LOCATED IN EASTVALE (WITH BUSINESS EXAMPLES)**

		Count	Share
1	Retail Trade (<i>Home Depot, Von's, Kohl's, Walgreens, Staples, Best Buy, CVS</i>)	1,128	28.90%
2	Transportation and Warehousing (<i>DCS Logistics, OPC Trucking</i>)	774	19.90%
3	Food Services (<i>Applebee's, Taco Bell, Starbucks</i>)	289	7.40%
4	Educational Services (Local schools)	287	7.40%
5	Wholesale Trade (<i>Wal-Mart Distribution, Ingram Micro</i>)	282	7.20%
6	Other Services (excluding Public Administration)	227	5.80%
7	Administration & Support, Waste Management and Remediation	193	4.90%
8	Manufacturing (<i>Tell Manufacturing</i>)	168	4.30%
9	Health Care and Social Assistance (<i>Gateway Dental Group</i>)	128	3.30%
10	Agriculture (Dairies)	83	2.10%
11	Professional, Scientific, and Technical Services	81	2.10%
12	Construction	80	2.10%
13	Finance and Insurance	71	1.80%
14	Information	54	1.40%
15	Utilities	22	0.60%
16	Public Administration (<i>City of Eastvale</i>)	17	0.40%
17	Arts, Entertainment, and Recreation	13	0.30%
18	Mining, Quarrying, and Oil and Gas Extraction	1	0.00%
19	Real Estate and Rental and Leasing	1	0.00%
20	Management of Companies and Enterprises	0	0.00%

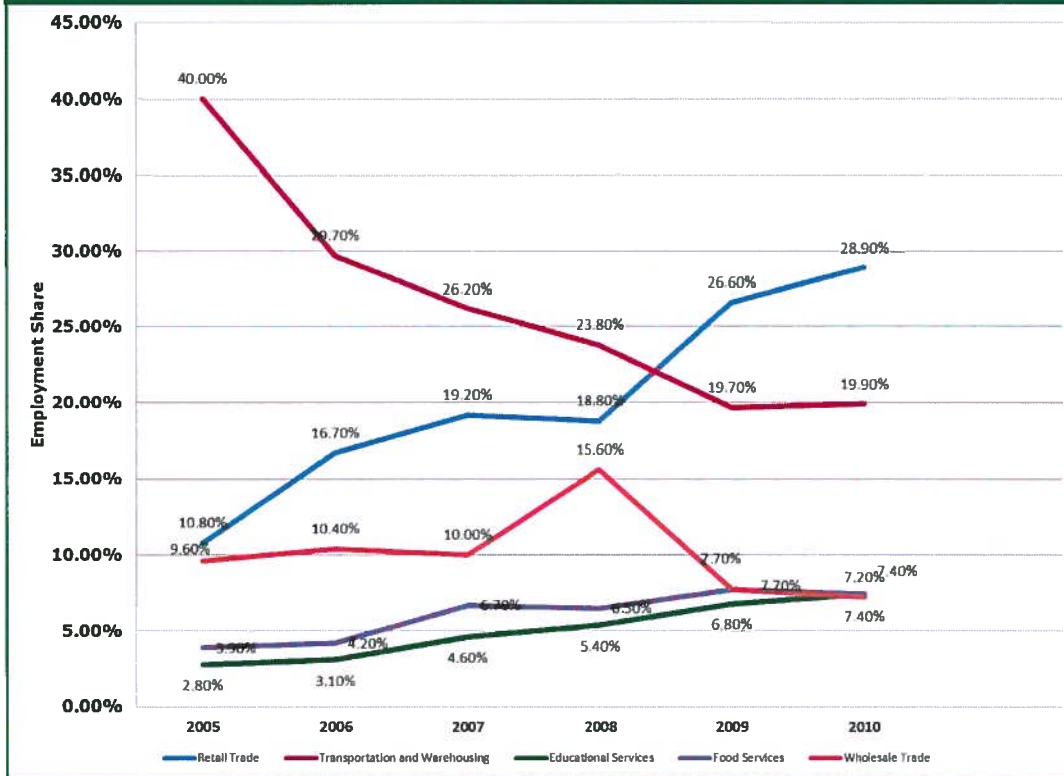
Source: ADE, Local Employment Dynamics OnTheMap



Source: ADE, Local Employment Dynamics OnTheMap

Figure 8 shows that retail trade increased in share through 2005, 2006, and 2007 before its mild decline in 2008. However, an increase of about 8 percent from 2008 to 2009 shows stabilization in retail growth. Retail businesses maintained their growth between 2009 and 2010 and gained another 3 percent increase in 2010, reaching close to 30% of the employment share in Eastvale. Other industrial land uses such as Transportation and Warehousing and Wholesale Trade showed a contrasting trend by declining in share within the five year period between 2005 and 2010. This is probably due in part to this sector remaining stable while retail employment was growing. Educational Services and Food Services Sectors have continued a mild increase over the same time period

**FIGURE 8:
EMPLOYMENT TRENDS FOR TOP FIVE BUSINESS TYPES IN
EASTVALE**



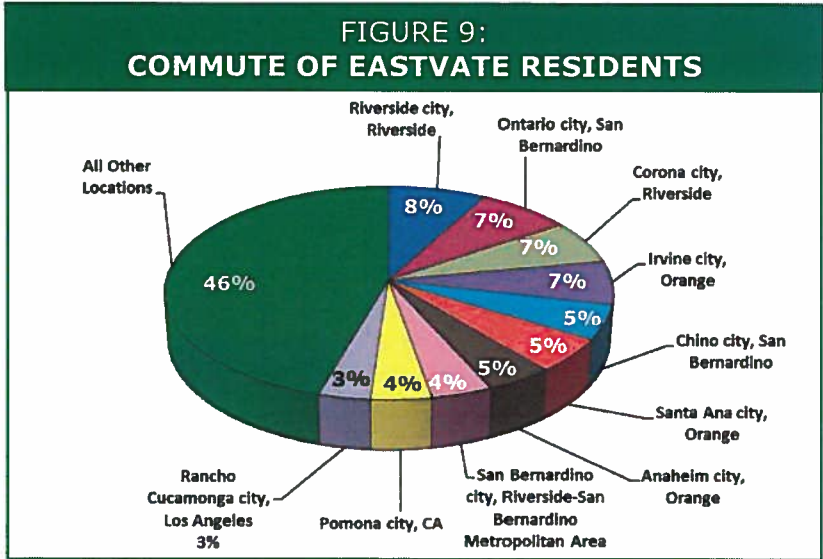
Source: ADE, Local Employment Dynamics OnTheMap, March 2013

LABOR FORCE COMMUTE PATTERNS

As mentioned before, Eastvale, defined as a census designated place by ACS, has 25,146 employed residents. According to Local Employment Dynamics (LED), 98 percent of the population commutes to other cities for work and only two percent are hired by businesses that are located in the Eastvale. Table 6 reports the top ten cities in the region that the labor force commutes to for work. Table 7, on the other hand, presents the top ten home destinations for workers who commute to Eastvale.

TABLE 6: COMMUTE DESTINATIONS FOR EASTVALE RESIDENTS		
City	County	Eastvale Labor force
Riverside	Riverside	7.9%
Ontario	San Bernardino	7.4%
Corona	Riverside	6.6%
Irvine	Orange	6.6%
Chino	San Bernardino	5.2%
Santa Ana	Orange	5.2%
Anaheim	Orange	4.3%
San Bernardino	Riverside-San Bernardino metropolitan area	4.0%
Pomona	Los Angeles	3.9%
Rancho Cucamonga	San Bernardino	3.4%
All Other Locations		45.5%

Source: ADE, Local Employment Dynamics OnTheMap



Source: ADE, Local Employment Dynamics OnTheMap

TABLE 7: HOME DESTINATION FOR WORKERS WHO COMMUTE TO EASTVALE		
City	County	Share
Riverside	Riverside	6.2%
Eastvale	Riverside	6.0%
Corona	Riverside	5.5%
Los Angeles	Los Angeles	4.0%
Fontana	San Bernardino	3.6%
Ontario	San Bernardino	3.5%
Rancho Cucamonga	San Bernardino	2.9%
Moreno Valley	Riverside	2.5%
Mira Loma	Riverside	2.1%
Rialto	San Bernardino	2.0%
San Bernardino	San Bernardino	1.9%
All Other Locations		60.0%

Source: ADE, Local Employment Dynamics OnTheMap

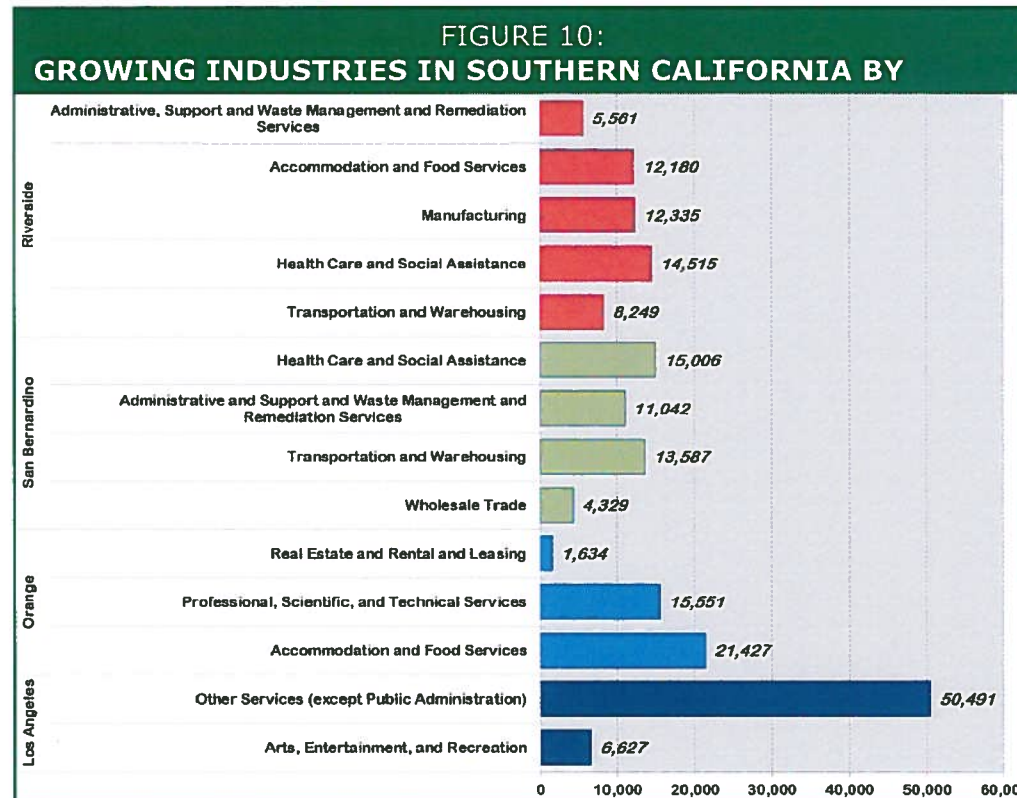
ANALYSIS OF BASE INDUSTRIES IN LOS ANGELES, ORANGE, SAN BERNARDINO, AND RIVERSIDE COUNTIES

ADE ranked the industries within the four counties of Los Angeles, Orange, San Bernardino, and Riverside County based upon two economic indicators – job growth between 2001 and 2011, and employment concentration relative to the state. Once the indicators were calculated, the industries were placed into one of four “quadrants.” These quadrants indicate the performance of a particular industry within the regional economy. Following is a description of the four “quadrants:”

- Positive Job Growth – High Concentration:** Industries within this quadrant are considered growing economic base sectors. They are economic base industries that have a high growth rate and a high local concentration. They constitute the strength of the economy, and represent opportunities for growth in other areas such as supplier industries.
- Positive Job Growth – Low Concentration:** This quadrant contains the emerging industries. These industries have shown accelerated growth, but are still small and have room for further expansion.

- **Negative Job Growth – High Concentration:** The declining economic base includes industry sectors that have a high local concentration but have a negative growth rate. These businesses have a concentration based on local comparative advantages, but the industry is weakening. They are large industries that have shown some recent vulnerability, and could be considered business retention targets.
- **Negative Job Growth – Low Concentration:** These industries do not have a notable regional presence and do not have growth prospects as strong as the industries in other quadrants. Industry sectors in this category would normally be considered targets only as part of a strategy to increase the local creation of products or services now being imported to strengthen a local industry cluster.

Using the above categories, the next section displays the industries that are growing as well as the small emerging industries. Although base industries are usually limited to manufacturing, warehousing, and technology companies, others are included here because of their importance and possible land use implications. The results of the analysis are summarized in Figure 10.



Source: ADE, based on Implan CEW.

GROWING BASE

Table 8 presents growing base industries, at the 3 digit NAICS Classification level, for the four counties under study. The largest growing industry in Los Angeles County was NAICS 512, Motion Pictures and Sound Recording Industries, employing 120,921 people regionally in 2011. Employment in this industry increased 21 percent between 2001 and 2011. During the same period, statewide employment in this industry also increased, though at a slower rate of 12 percent. In Orange County, NAICS 621, Ambulatory Health Care Services, was the largest growing industry employing 66,814 people regionally in 2011. Employment increased in this industry by 47 percent between 2001 and 2011, or 21,428 additional employees. This industry also had an increase of 37 percent at the state level, which is relatively a modest increase compared to its regional growth. Moreover, in San Bernardino County, NAICS code 561, or the Administrative and Support Services was the largest growing industry in the region. This industry increased its number of employees by 30 percent, employing 47,072 people in 2011. Conversely, the same industry had a decrease of 8 percent at the state level compared to 2001, losing 82,107 jobs by 2011. Finally, the Riverside County saw an increase of 35 percent in Food Services and Drinking Places in 2011 and reached 49,178 employees.

In Los Angeles County, the second largest growing industry is Merchant Wholesalers, Nondurable Goods, NAICS 424. This Industry employed 90,435 people in 2011, regionally, with a slow rate increase of 9 percent between 2001 and 2011. The percentage increase of employees at the state level is also at 9 percent. In Orange County, the Food Services and Drinking Places industry, NAICS 722, increased by 18 percent between 2001 and 2011 employing 115,235 people, regionally, in 2011. The statewide employment growth was also close to its regional figure at 15 percent. In San Bernardino County, the Ambulatory Health Care Services industry, NAICS 621, had an increase of 45 percent regionally, and 37 percent statewide. In 2011, this industry employed 27,943 in the region. Riverside County had an increase of 48 percent in the Ambulatory Health Care Services industry as its second largest growing industry. At the state level, the same industry had a modest increase of 37 percent. 25,797 people were regionally employed in 2011 by this industry.

In brief, in Orange County, San Bernardino County, and Riverside County the Ambulatory Health Care Services and Food Services and Drinking Places had considerable employment growth between 2001 and 2011 as growing base industries. The growing base industry types in the county of Los Angeles are different from the other three counties.

**TABLE 8:
GROWING ECONOMIC BASE INDUSTRIES²**

NAICS	2007 NAICS US Title	County Employment 2001	County Employment 2011	Location Quotient 2011	Change in Employment, 2001 to 2011	Percentage Change in Employment, 2001 to 2011	Shift-share
Los Angeles							
512	Motion Picture and Sound Recording Industries	99,333	120,921	3.09	21,588	21.7%	0.09
424	Merchant Wholesalers, Nondurable Goods	82,860	90,435	1.33	7,575	9.1%	0.00
711	Performing Arts, Spectator Sports, and Related Industries	26,866	29,545	1.75	2,679	10.0%	0.02
531	Real Estate	49,935	51,935	1.02	2,000	4.0%	0.01
483	Water Transportation	1,384	3,010	2.09	1,626	117.5%	0.94
485	Transit and Ground Passenger Transportation	11,679	12,626	1.23	947	8.1%	0.01
Orange							
621	Ambulatory Health Care Services	45,386	66,814	1.02	21,428.00	47.2%	0.10
722	Food Services and Drinking Places	97,464	115,235	1.06	17,771.00	18.2%	0.03
541	Professional, Scientific, and Technical Services	94,091	109,642	1.04	15,551.00	16.5%	0.08
531	Real Estate	24,894	28,873	1.54	3,979.00	16.0%	0.13
721	Accommodation	18,691	22,347	1.12	3,656.00	19.6%	0.18
339	Miscellaneous Manufacturing	16,148	19,090	2.35	2,942.00	18.2%	0.37
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	8,202	9,518	1.22	1,316.00	16.0%	0.32
525	Funds, Trusts, and Other Financial Vehicles	578	1,848	1.80	1,270.00	219.7%	1.98
561	Administrative and Support Services	108,904	109,757	1.31	853.00	0.8%	0.10
237	Heavy and Civil Engineering Construction	6,383	7,108	1.04	725.00	11.4%	0.35
486	Pipeline Transportation	36	350	1.26	313.65	871.3%	8.47
San Bernardino							
561	Administrative and Support Services	36,078	47,072	1.42	10,994	30.5%	0.39
621	Ambulatory Health Care Services	19,250	27,943	1.08	8,693	45.2%	0.08
722	Food Services and Drinking Places	37,765	45,274	1.05	7,509	19.9%	0.05
493	Warehousing and Storage	5,096	11,004	4.11	5,908	115.9%	1.03
484	Truck Transportation	12,182	17,429	4.13	5,247	43.1%	0.51

2 Table 8 provides a detailed list of growing base industries and emerging industries in the selected time frame. This table is sorted by percentage change in employment to demonstrate the fastest growing industries. The percent change is calculated by dividing the employment change between 2001 and 2011 by the employment in 2011. For this reason, some job sectors with a small employment number in 2001 have a higher percent change compared businesses with the highest employment change. For example, the Water Transportation industry in Los Angeles County has a percent change of 118 percent, but only a growth of 1626 employees. The Motion Pictures and Sound Recording industry had an increase of 21,588 employees which is only 21.7 percent. This shows that the Motion Picture and Sound Recording Industry grew faster than the Water Transportation industry. However, the location quotient and shift share still shows that Water Transportation is a primary source of employment and is concentrated more than other businesses and growing faster in Los Angeles than in other locations in the state.

622	Hospitals	16,760	20,434	1.39	3,674	21.9%	0.10
423	Merchant Wholesalers, Durable Goods	15,570	18,345	1.48	2,775	17.8%	0.33
488	Support Activities for Transportation	2,289	3,914	1.29	1,625	71.0%	0.68
221	Utilities	3,498	4,241	1.84	743	21.2%	0.15
492	Couriers and Messengers	5,122	5,749	2.53	627	12.2%	0.38
314	Textile Product Mills	528	664	1.96	136	25.8%	0.79
237	Heavy and Civil Engineering Construction	4,179	4,243	1.57	64	1.5%	0.25
Riverside							
722	Food Services and Drinking Places	36,231	49,178	1.26	12,947	35.7%	0.21
621	Ambulatory Health Care Services	17,353	25,797	1.10	8,444	48.7%	0.11
493	Warehousing and Storage	1,341	8,616	3.54	7,275	542.5%	5.30
561	Administrative and Support Services	26,817	32,014	1.07	5,197	19.4%	0.28
622	Hospitals	10,087	13,648	1.	3,561	35.3%	0.24
517	Telecommunications	2,462	5,884	1.73	3,422	139.0%	1.77
812	Personal and Laundry Services	3,831	5,526	1.08	1,695	44.2%	0.38
339	Miscellaneous Manufacturing	5,069	5,965	2.05	896	17.7%	0.37
454	Nonstore Retailers	693	1,489	1.14	796	114.9%	1.11
485	Transit and Ground Passenger Transportation	1,058	1,476	1.09	418	39.5%	0.32
484	Truck Transportation	3,946	4,253	1.11	307	7.8%	0.16
114	Fishing, Hunting and Trapping	34	58	3.54	24	71.55%	1.27

Source: ADE, based on Implan CEW

TABLE 9:
EMERGING INDUSTRIES

NAICS	2007 NAICS US Title	County Employment 2001	County Employment 2011	Location Quotient 2011	Change in Employment, 2001 to 2011	Percentage Change in Employment, 2001 to 2011	Shift- share
Los Angeles							
722	Food Services and Drinking Places	246,695	286,097	0.97	39,402	15.97%	0.93%
624	Social Assistance	47,090	59,555	0.99	12,465	26.47%	2.48%
713	Amusement, Gambling, and Recreation Industries	32,211	35,599	0.77	3,388	10.52%	2.20%
721	Accommodation	38,471	39,853	0.74	1,382	3.59%	1.61%
213	Support Activities for Mining	825	1,494	0.46	669	81.09%	40.49%
521	Monetary Authorities-Central Bank	5	451	0.92	446	8920.00%	8874.23%
486	Pipeline Transportation	450	605	0.81	155	34.44%	10.21%
487	Scenic and Sightseeing Transportation	592	603	0.60	11	1.86%	0.60%

Orange							
611	Educational Services	14,633	23584	0.828194	8951	0.611699583	0.27249
452	General Merchandise Stores	20,723	26976	0.918237	6253	0.301742026	0.077799
623	Nursing and Residential Care Facilities	15,802	21063	0.826865	5261	0.33293254	0.170638
622	Hospitals	26,067	31079	0.836441	5012	0.192273756	0.077354
624	Social Assistance	11,144	15246	0.689307	4102	0.368090452	0.128184
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	9086	11891	0.80498	2805	0.308716707	0.262868
493	Warehousing and Storage	4,207	5803	0.855894	1596	0.37936772	0.250932
221	Utilities	3,447	4015	0.688519	568	0.164780969	0.099719
446	Health and Personal Care Stores	9,819	10266	0.99215	447	0.045523984	0.070135
324	Petroleum and Coal Products Manufacturing	168	431	0.285986	263	1.56547619	1.622846
213	Support Activities for Mining	106	273	0.225642	167	1.575471698	1.169441
515	Broadcasting (except Internet)	1,426	1585	0.365464	159	0.111500701	0.186492
712	Museums, Historical Sites, and Similar Institutions	384	510	0.328923	126	0.328125	0.088418
212	Mining (except Oil and Gas)	109	111	0.211273	2	0.018348624	0.277566
San Bernardino							
541	Professional, Scientific, and Technical Services	13,011	19437	0.464586	6426	0.493889786	0.406089
624	Social Assistance	5,884	7648	0.87535	1764	0.299796057	0.059889
311	Food Manufacturing	4,164	5645	0.957405	1481	0.355667627	0.416767
524	Insurance Carriers and Related Activities	4,449	5581	0.784381	1132	0.2544392	0.378249
425	Wholesale Electronic Markets and Agents and Brokers	1,406	2420	0.64289	1014	0.721194879	0.106973
312	Beverage and Tobacco Product Manufacturing	172	993	0.587616	821	4.773255814	4.544566
522	Credit Intermediation and Related Activities	7,405	8166	0.842345	761	0.1027684	0.161163
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	4,298	5045	0.86458	747	0.173801768	0.127953
454	Nonstore Retailers	724	1215	0.84364	491	0.678176796	0.642937
481	Air Transportation	792	1240	0.757942	448	0.565656566	0.959739
531	Real Estate	4,284	4707	0.635101	423	0.098739496	0.063984
324	Petroleum and Coal Products Manufacturing	38	308.190688	0.517682	270	7.110281263	7.167651
515	Broadcasting (except Internet)	376	560	0.326874	184	0.489361702	0.564353
325	Chemical Manufacturing	2,281	2433	0.830849	152	0.06663744	0.167879
518	Data Processing, Hosting and Related Services	348	499	0.672395	151	0.433908046	1.170122
443	Electronics and Appliance Stores	2,145	2239.491891	0.891738	94	0.044052164	0.307525
721	Accommodation	3,605	3685	0.468309	80	0.022191401	0.002405
712	Museums, Historical Sites, and Similar Institutions	52	105	0.171431	53	1.019230769	0.779523
491	Postal Service	1	26	0.766331	25	25	23.60112
213	Support Activities for Mining	11	27	0.056494	16	1.454545455	1.048515
451	Sporting Goods, Hobby, Book, and Music Stores	2,728	2728.508109	0.95413	1	0.000186257	0.193585

Riverside							
541	Professional, Scientific, and Technical Services	10,879	16259	0.428232	5380	0.494530747	0.40673
424	Merchant Wholesalers, Nondurable Goods	4,548	7033	0.783926	2485	0.546394019	0.45543
624	Social Assistance	4,258	5954	0.750917	1696	0.398309065	0.158402
611	Educational Services	3,586	5131	0.502623	1545	0.430842164	0.091633
522	Credit Intermediation and Related Activities	5,334	6755	0.767812	1421	0.266404199	0.324799
423	Merchant Wholesalers, Durable Goods	9,427	10737	0.955371	1310	0.138962554	0.287744
425	Wholesale Electronic Markets and Agents and Brokers	914	1911	0.559411	997	1.090809628	0.476587
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	3,423	4316	0.815031	893	0.260882267	0.215033
524	Insurance Carriers and Related Activities	2,739	3416	0.529032	677	0.2471705	0.37098
312	Beverage and Tobacco Product Manufacturing	770	1307	0.852253	537	0.697402597	0.468713
333	Machinery Manufacturing	2,035	2502.980646	0.994462	468	0.229965919	0.553235
562	Waste Management and Remediation Services	785	1149	0.776499	364	0.463694268	0.28922
488	Support Activities for Transportation	987	1346.110465	0.487877	359	0.36384039	0.330265
334	Computer and Electronic Product Manufacturing	2,849	3179.019354	0.322466	330	0.115836909	0.466242
221	Utilities	1,331	1584	0.757725	253	0.190082645	0.12502
531	Real Estate	5,011	5245	0.779817	234	0.046697266	0.011942
322	Paper Manufacturing	555	729	0.918957	174	0.313513514	0.655293
324	Petroleum and Coal Products Manufacturing	94	166	0.307256	72	0.765957447	0.823327
113	Forestry and Logging	34	96.67295318	0.963131	63	1.843322152	2.075746
518	Data Processing, Hosting and Related Services	235	285	0.423173	50	0.212765957	0.94898
492	Couriers and Messengers	1,224	1269	0.614889	45	0.036764706	0.294682
313	Textile Mills	178	219	0.677478	41	0.230337079	0.65382
491	Postal Service	2	30.14253902	0.978975	28	14.07126951	12.67239
211	Oil and Gas Extraction	3	24.49056604	0.074934	21	7.163522013	7.029547
486	Pipeline Transportation	2	16.85746098	0.169838	15	7.42873049	7.186402
487	Scenic and Sightseeing Transportation	18	30	0.225011	12	0.666666667	0.654071

Source: ADE, based on Implan CEW

TARGET INDUSTRIES

In order to distinguish industries that best serve the purpose of an economic development strategic plan, ADE classified industries based on their portion of basic employment and their growth. Growing base industries make the best target industries. These industries include a considerable share of the local economic base industry and they have generally recovered their employment levels since the recession. In addition growing smaller industries which are not locally concentrated are considered as emerging industries that the City can support.

The focus of the target industry analysis is to identify business types that bring the opportunity for expansion or should be attracted to Eastvale. Business types that generate primary employment are fundamental for a prosperous economy. Retail and commercial services are not included in this section and are discussed in the retail analysis section.

TABLE 10: GROWING ECONOMIC BASE TARGET INDUSTRIES	
County Source	2007 NAICS US Industry Title
Los Angeles	
	Transit and Ground Passenger Transportation
	Real Estate
	Performing Arts, Spectator Sports, and Related Industries
	Merchant Wholesalers, Nondurable Goods
	Motion Picture and Sound Recording Industries
Orange	
	Heavy and Civil Engineering Construction
	Administrative and Support Services
	Funds, Trusts, and Other Financial Vehicles
	Securities, Commodity Contracts, and Other Financial Investments and Related Activities
	Miscellaneous Manufacturing
	Accommodation
	Real Estate
	Professional, Scientific, and Technical Services
	Ambulatory Health Care Services

	2007 NAICS US Title
San Bernardino	
	Heavy and Civil Engineering Construction
	Food Services and Drinking Places
	Textile Product Mills
	Couriers and Messengers
	Utilities
	Support Activities for Transportation
	Merchant Wholesalers, Durable Goods
	Hospitals
	Truck Transportation
	Warehousing and Storage
	Food Services and Drinking Places
	Ambulatory Health Care Services
	Administrative and Support Services
Riverside	
	Truck Transportation
	Transit and Ground Passenger Transportation
	Miscellaneous Manufacturing
	Personal and Laundry Services
	Telecommunications
	Hospitals
	Administrative and Support Services
	Warehousing and Storage
	Ambulatory Health Care Services
	Food Services and Drinking Places

Source: ADE, based on Implan CEW

TABLE 11:
EMERGING INDUSTRIES

County Source	2007 NAICS US Title
Los Angeles County	
	Scenic and Sightseeing Transportation
	Monetary Authorities-Central Bank
	Accommodation
	Amusement, Gambling, and Recreation Industries
	Social Assistance
	Food Services and Drinking Places
Orange County	
	Warehousing and Storage
	Broadcasting (except Internet)
	Educational Services
	Hospitals
	Nursing and Residential Care Facilities
	Social Assistance
	Museums, Historical Sites, and Similar Institutions
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
San Bernardino County	
	Support Activities for Mining
	Postal Service
	Museums, Historical Sites, and Similar Institutions
	Accommodation
	Data Processing, Hosting and Related Services
	Chemical Manufacturing
	Broadcasting (except Internet)
	Real Estate
	Air Transportation Related
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
	Credit Intermediation and Related Activities
	Beverage Manufacturing
	Wholesale Electronic Markets and Agents and Brokers
	Insurance Carriers and Related Activities
	Food Manufacturing

	Social Assistance
	Professional, Scientific, and Technical Services
	Merchant Wholesalers, Durable Goods
	Hospitals
	Truck Transportation
	Warehousing and Storage
	Food Services and Drinking Places
	Ambulatory Health Care Services
	Administrative and Support Services
Riverside County	
	Scenic and Sightseeing Transportation
	Postal Service
	Textile Mills
	Couriers and Messengers
	Data Processing, Hosting and Related Services
	Paper Manufacturing
	Real Estate
	Utilities
	Computer and Electronic Product Manufacturing
	Support Activities for Transportation
	Waste Management and Remediation Services
	Machinery Manufacturing
	Beverage Manufacturing
	Insurance Carriers and Related Activities
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
	Wholesale Electronic Markets and Agents and Brokers
	Merchant Wholesalers, Durable Goods
	Credit Intermediation and Related Activities
	Educational Services
	Social Assistance
	Merchant Wholesalers, Nondurable Goods
	Professional, Scientific, and Technical Services

Source: ADE, based on Implan CEW

OFFICE AND INDUSTRIAL REAL ESTATE MARKETS

Tables 12 and 13 show recent office and industrial market conditions in the Inland Empire. The vacancy rate is decreasing steadily from 2010, for both types of development, but still remains relatively high in office space. The percentage change in vacant space in the industrial market between 2011 and 2012 is 3.88 percent. Industrial absorption for the overall Inland Empire was a positive 5,200,416 in 2012. This compares to a positive 16,218,910 sq. ft. in 2011 and a positive 11,109,022 sq. ft. in 2010.

**TABLE 12:
OFFICE MARKET OVERVIEW, INLAND EMPIRE**

	2012	2011	2010	Percentage of Change Vs. 2011
Vacancy Rate	15.67%	17.36%	18.01%	9.74%
Availability Rate	19.52%	21.00%	21.37%	7.05%
Average Asking Lease Rate	\$1.69	\$1.66	\$1.74	1.81%
Sales & Lease Transactions	2,645,974	2,275,212	2,342,623	16.30%
Gross Absorption	2,653,919	2,305,764	2,293,615	15.10%
Net Absorption	793,675	266,700	172,080	N/A

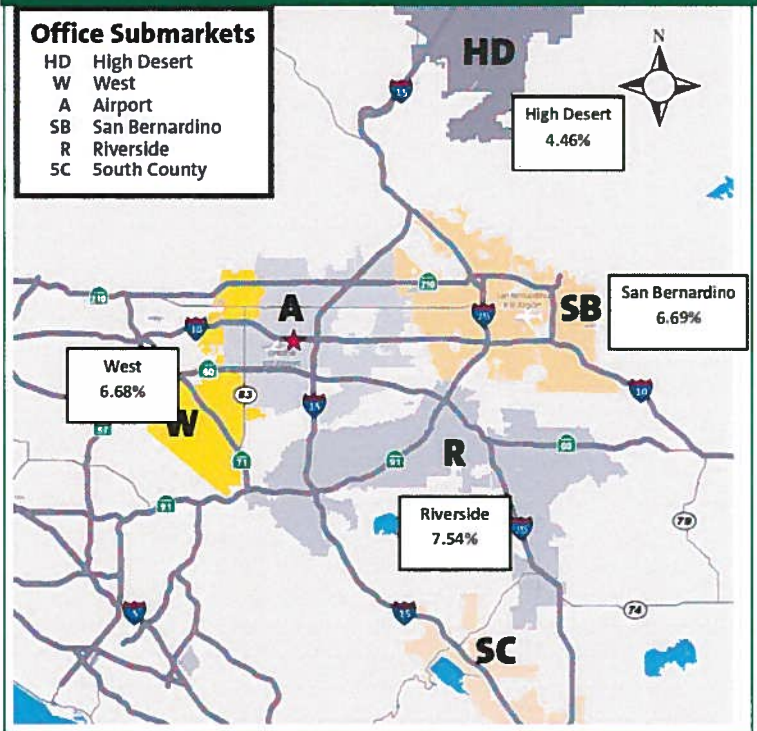
Source: ADE, Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**TABLE 13:
INDUSTRIAL MARKET OVERVIEW, INLAND EMPIRE**

	2012	2011	2010	Percentage of Change Vs. 2011
Vacancy Rate Below 100k SF	5.21%	6.24%	8.18%	16.51%
Vacancy Rate Above 100K SF	7.53%	5.56%	10.31%	14.79%
Vacancy Rate	6.70%	6.45%	9.54%	3.88%
Availability Rate	9.16%	11.13%	13.86%	17.70%
Average Asking Lease Rate	\$0.39	\$0.35	\$0.34	11.43%
Sales & Lease Transactions	46,517,122	55,218,844	64,617,114	15.76%
Gross Absorption	27,790,052	39,293,220	38,953,206	29.28%
Net Absorption	5,200,416	16,218,910	11,109,022	N/A

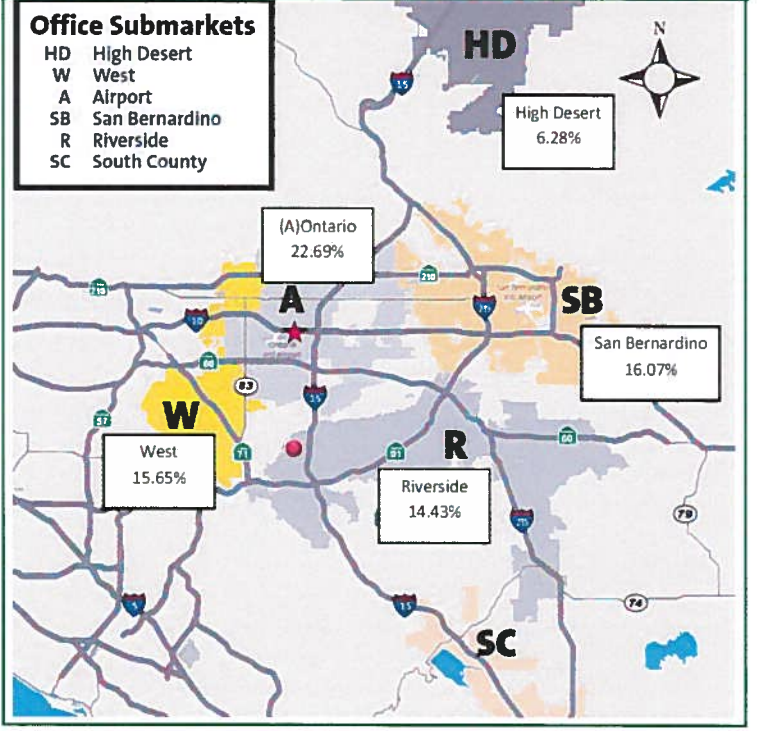
Source: ADE, Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**FIGURE 11:
INDUSTRIAL SUBMARKETS FOURTH QUARTER, 2012**



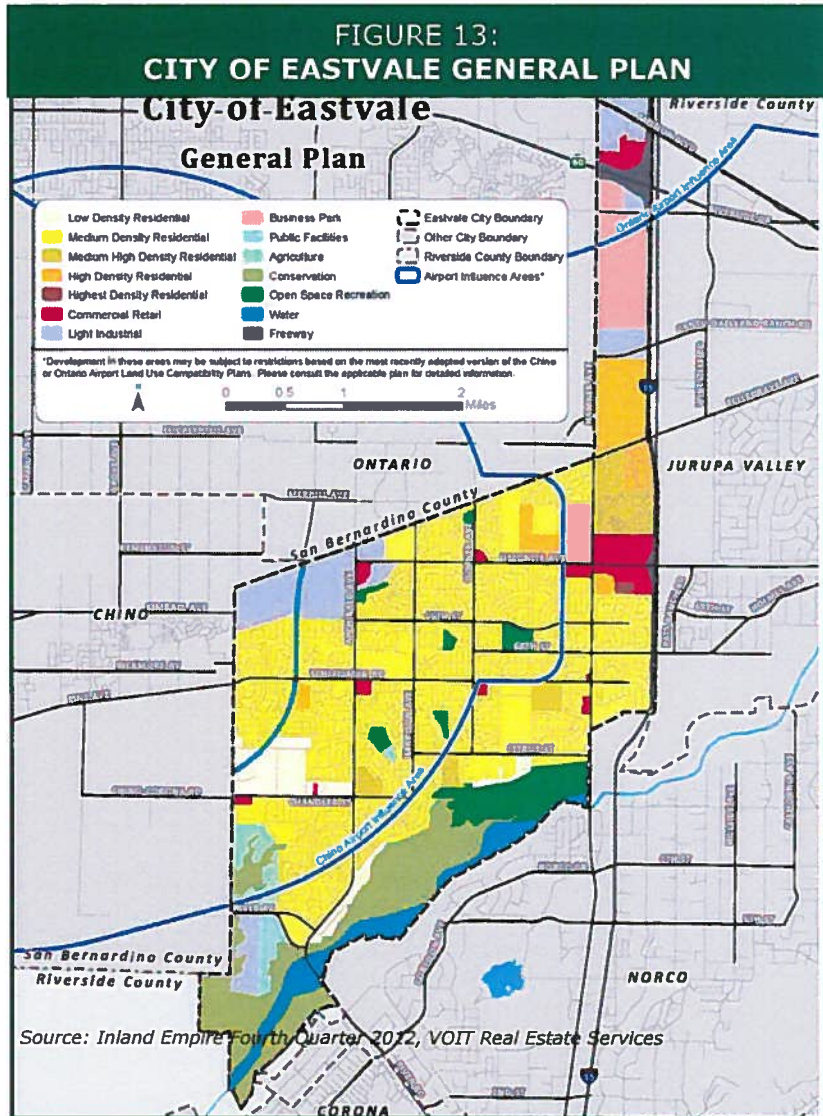
Source: Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**FIGURE 12:
OFFICE SUBMARKETS FOURTH QUARTER, 2012**

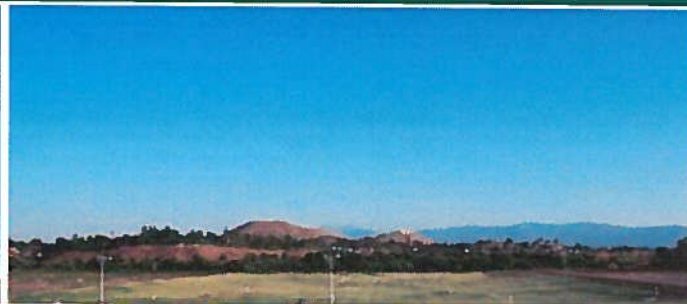


Source: Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

RETAIL ANALYSIS



As discussed earlier, retail is the major employment sector in Eastvale, with close to 30 percent of the total jobs in the City. Geographically, the retail market area provides service to local households, as well as a secondary market area that includes surrounding cities. Currently, the city has a large shopping complex located next to its eastern boundary and along highway I-15. This site is shown in Figure 13. This area includes several key retailers such as The Home Depot and Best Buy, as well The UPS Store and the Edwards Eastvale Gateway Stadium movie theater. This center is well positioned to serve a broader market area than the city boundaries. The retail demand analysis covers both the city of Eastvale and a five mile trade area surrounding the city.



MAY 1, 2013

EASTVALE STRATEGIC PLAN

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INTRODUCTION

As a young City, Eastvale has many opportunities to shape a new environment for its residents and business community. At the same time, it will take some years to develop the financial capacity to implement a number of the City's desired projects and organizational improvements. This strategic plan is intended to help guide the City in setting priorities over the next five years (FY 2013-14 to FY 2018-19), so that it can move forward in a coordinated and efficient manner to achieve its goals. The strategic plan has been developed through extensive public outreach and through professional analysis of the City's strengths, weaknesses, opportunities and threats (see Appendix). The recommended goals and action plan priorities are intended to help fulfill the City's vision and mission statement.

The Vision for Eastvale

"Eastvale is a prosperous city with an excellent quality of life, attracting metropolitan-level retail, restaurants, and office businesses that employ local residents."

Mission Statement

"The mission of Eastvale is to provide exceptional customer service to its citizens and businesses and to continue to attract new businesses to invest and locate in order to build a strong, stable community with an excellent quality of life, superior public safety, and a vital business community."

Strategic Goals

Through the public input process and discussions with City Council members and community stakeholders, the following goals have been identified:

1. Establish a solid fiscal foundation for the City
2. Optimize the City's economic development potential
3. Maintain an excellent level of public safety
4. Provide high quality public facilities and infrastructure

For each of these goals, the strategic plan identifies a number of specific objectives and action steps to achieve the objectives. The action plan includes assignment of organizational responsibilities, a time frame to implement the actions, and a budget. Finally, the plan identifies performance measures the City can use to measure its progress in achieving the goals.

GOAL 1: ESTABLISH A SOLID FISCAL FOUNDATION FOR THE CITY

DISCUSSION

This is the top priority goal for the City, as all City functions are dependent on the availability of funding and organizational capacity. With the imminent completion of negotiations with the County regarding the revenue neutrality agreement, the City will be in a better position to address other financial needs. However, maximizing efficiencies in City operations will continue to be essential, through improved technology systems and through continued use of contract staff. Later in the strategic plan horizon (Years 2-3), it is recommended the City evaluate whether certain in-house staff positions would be warranted.

Developing additional budget tools such as a fiscal model to tie land use to City services and a cost allocation plan to accumulate reserves for long term maintenance will help the City plan for longer term financial needs. While a number of cities require new developments to complete a fiscal impact analysis to indicate their financial impact on the City, this does not by itself provide the tool needed for the City to proactively identify the types of businesses and development that would best build the long term tax base for the City. Given Eastvale's low property tax share, retail development is clearly preferable due to the sales tax it brings to the City. However, a number of non-retail types of business also generate sales tax and provide higher income jobs, which have indirect fiscal benefits as well.

Many Eastvale neighborhoods are included in Community Facilities Districts (CFDs) that fund recreation services and facilities provided by the Jurupa Community Services District (JCSD). Cities often use CFDs, and other forms of assessments such as Landscape and Lighting Districts, to help fund long term construction, improvement and maintenance of infrastructure and facilities, particularly in low property tax communities. There is currently a strategic opportunity to review the status of the existing CFDs in Eastvale to see if they can take advantage of low refinancing rates. At the same time, the City and JCSD could jointly review the status of services funded by the CSDs to determine if any additional cost efficiencies can be found.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
1.1 Enhance current revenue sources for public services	1.1.1 Continue negotiation process with County staff and BOS to re-set the revenue neutrality agreement with county	Council, City Mgr.	Current	Existing
	1.1.2 Continue participation with municipal coalition to fund representation in Sacramento to initiate and pass legislation to reverse state vehicle registration fee policy	Council	12 mos	Existing
	1.1.3 Work with JCSD to determine if Mello Roos refinancings can reduce tax burden on homeowners and create additional funding capacity (Coordinate with action 1.3.3 below)	City Mgr., Finance Dir.	12 mos	Existing
1.2 Establish fiscal plan for future land development	1.2.1 Contract for development of a fiscal model to project fiscal impact of future land use development.	City Mgr., Planning Director	6 mos	\$20,000
	1.2.2 Develop recommendations for targeted business and residential mix to optimize net fiscal benefit.	City Mgr., Planning Director	12 mos	Incl. in above
	1.2.3 Integrate fiscal model with City budget projection model including existing expenditures and revenue sources.	City Mgr., Finance Director	Year 2	Existing
1.3 Improve cost effectiveness of City operations	1.3.1 Evaluate current City staffing model and potential scenarios for transitioning contract staff to permanent City staff or adding more contract staff where appropriate.	City Mgr.	18 mos	Existing
	1.3.2 Complete installation of electronic management system for all departments.	City Mgr.	3 mos	Existing
	1.3.3 Evaluate the service and funding trade-offs of having the City assume operations for the parks and recreation facilities and programs.	Council, City Mgr.	Years 1-3	Existing
	1.3.4 Evaluate potential efficiencies from adding a management analyst position.	City Mgr.	Year 1	\$101,200
	1.3.5 Budget for a part time or contract grants writer to assist City Departments to capture alternative funding for City projects and infrastructure.	City Mgr.	Year 1	\$10,000 - \$30,000
1.4 Create fiscal mechanism for future maintenance costs	1.4.1 Develop a cost allocation plan that provides for funding long term maintenance reserves.	City Mgr., Finance Director, Public Works Director	Year 4	Existing
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Improved yield from existing revenue sources. 2. Establishment of long term budget forecast based on land use buildout. 3. Adoption of budget reserve policies. 4. Adoption of five year plan for City staffing and service delivery. 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 1: Fiscal Foundation					
1.1 Enhance current revenue sources for public services					
1.1.1 Revenue neutrality agreement	█				
1.1.2 Reverse state vehicle registration fee policy	█				
1.1.3 Mello Roos refinancings	█				
1.2 Establish fiscal plan for future land development					
1.2.1 Fiscal model	█				
1.2.2 Targeted business and residential mix.	█				
1.2.3 Integrate fiscal model with City budget projection model		█			
1.3 Improve cost effectiveness of City operations					
1.3.1 Evaluate current City staffing model	█	█			
1.3.2 Complete installation of electronic management system	█				
1.3.3 Evaluate trade-offs of having the City assume parks and rec	█	█	█		
1.3.4 Evaluate management analyst position.	█				
1.3.5 Budget for grants writer.	█				
1.4 Create fiscal mechanism for future maintenance costs					
1.4.1 Develop a cost allocation plan				█	

GOAL 2: OPTIMIZE THE CITY'S ECONOMIC POTENTIAL

DISCUSSION

Economic development is a high priority because the City needs to secure a viable long term tax base and the available sites are relatively limited. Over the next couple years, it is anticipated that the City Manager, the Public Information Officer and the Planning Director would continue to be the lead staff in implementing the City economic development efforts, supplemented by consultants where needed. In addition, it is of critical importance to integrate the City's mission statement in terms of customer service as it relates to economic development throughout the City organization. Over the longer term, it is recommended that this function be managed under a department head position that combines community development and economic development. Appendices B and C provide data and analysis to help focus the City's marketing efforts. The recommended fiscal model in the previous task would also help focus City priorities for specific kinds of business development.

An important goal of the economic development program is to help bolster the market for business development and attraction, to reduce the speculative aspect of developing desired use such as office space and entertainment uses. Since adverse real estate market conditions have dampened developers' interests in these kinds of development in Eastvale, it is necessary to prove the demand by marketing directly to businesses that can be attracted to Eastvale. Similarly, efforts to encourage local entrepreneurs to expand existing and home based businesses would help to justify development of additional business space in the City. The General Plan identified the need for a market analysis for Eastvale, and Appendix C provides much of the relevant data for employment generating uses and retail development. However, other specific uses such as entertainment would need further market exploration.

Several of the action steps in this section and later under the Public Facilities Goal suggest the need for incentives to encourage the desired types of development and business growth. There are many kinds of incentives that cities can offer, but Eastvale should focus on incentives that permit increased development density and those which provide faster permit processing rather than tax incentives that would impact the City budget. The City should develop an inventory of desired public amenities and development characteristics (such as LEED) and design a structure of development bonuses to help gain those benefits as further development occurs. Many cities have adopted this approach of leveraging private development investment to fund needed community improvements.¹

¹ For a recent review of current practice, see Dyett & Bhatia, *Community Benefits and Incentives: Issues, Options and Case Studies*. Prepared for the City of Santa Monica. August 2012. Also, U.S. Green Building Council. *Summary of Government LEED Incentives*. February 2007; and American Institute of Architects, *Local Leaders in Sustainability*. See chapter on State and Local Green Building Incentives at <http://www.aia.org/aiaucmp/groups/aia/documents/pdf/aia076936.pdf>

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
2.1 Establish an organizational structure to support economic development in Eastvale	2.1.1 Establish an Eastvale Economic Development Partnership with the Chamber and possibly other partners, to provide input on economic development policy, champion economic development in Eastvale and provide support to the Community & Economic Development Director	Council, City Mgr.	12 mos	Existing
	2.1.2 Work with the SBDC to provide Small Business Development services to local businesses	Planning Director, SBDC, Chamber	Ongoing	Existing
	2.1.3 For short term expansions of the economic development program, supplement staff efforts with consultants as needed.	Council, City Mgr.	12 mos	\$20,000 - \$40,000
	2.1.4 Expand Planning Director position to include Economic Development	Council, City Mgr.	Year 1	Existing
	2.1.5 Create internal economic development team with regular oversight from City Manager and City Council subcommittee.	Council, City Mgr., Planning Dir., PIO, Public Works Dir.	Year 1	Existing
	2.1.6 Create Economic Development Specialist position	Council, City Mgr.	Year 1	\$60-\$105,000
2.2 Create economic development plan for remaining commercial land	2.2.1 Establish a clear vision and priorities for the economic development of Eastvale. Adopt a policy statement to supplement the General Plan language regarding desired business development in Eastvale.	Partnership & Council	12 mos	Existing
	2.2.2 Identify priority targets for business attraction that can broaden the diversity of the city's economic base, provide vital services and leverage the skills of the resident labor force (See Appendix B). Some priority targets identified in the recent series of SWOT workshops, community meetings and interviews include: <ul style="list-style-type: none"> - hotels with adequate meeting space - medical services/hospital - high value office-based businesses - higher end restaurants and retail establishments - entertainment venues - automotive services 	Partnership & Planning Director	12 mos	Existing
	2.2.3 Once priority targets are identified, refine the marketing strategy, implementation plan and budget (See Objective 2.3 and Appendix A)	Planning Director & Partnership	Year 2	Existing
	2.2.4 Create an economic development incentive plan and continue to work with developers & land owners to encourage the increased availability of commercial, light industrial & flex space	Planning Director	Year 1 and Ongoing	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	2.2.5 Encourage "green" development projects by providing incentives for buildings that meet LEED certification standards. Codify into zoning code where appropriate.	Planning Director & Council	24 mos	TBD
	2.2.6 Survey home-based businesses to determine needed technical support and to identify those that may have the potential to expand beyond the home	Planning Director, Chamber, SBDC	24 mos	\$800
	2.2.7 Continue to plan for a more diverse housing mix in order to support recent college graduates' entry into the workforce.	Planning Director	Ongoing	Existing
2.3 Create a regional identity and reputation for Eastvale (brand)	2.3.1 Design and implement a communications and marketing program that includes timely press releases, feature articles, advertising, social media feeds, direct mailings and events as appropriate (See Appendix B)	Planning Director	12 mos	\$45,000 plus advertising costs
	2.3.2 Develop a comprehensive digital Eastvale Community Profile, incorporating the most critical social, econometric and market data for the city & update annually (see Appendix C)	Planning Director	24 mos	\$2,500
	2.3.3 Create a dedicated website, e.g. "Discover Eastvale", that provides comprehensive information about Eastvale's unique "value proposition", attributes, market data, key contacts and local and regional business resources (see Appendix B for sample links)	Planning Director	6 mos	\$12,500
	2.3.4 Establish regular communications with the Eastvale businesses through an electronic newsletter to keep them informed of the city's progress with economic development	Planning Director	24 mos	Incl. above
	2.3.5 Create an additional quarterly e-mail newsletter for brokers, developers and site selectors	Planning Director	24 mos	Incl. above
	2.3.6 Continue to pressure USPS to establish a discreet Zip Code for Eastvale, merging 92880 and 91752	Chamber & City Staff	12 mos	Existing
	2.3.7 Press online mapping services to recognize "Eastvale" in searches of city addresses instead of "Mira Loma"	Chamber & City Staff	12 mos	Existing
	2.3.8 Continue to apply for appropriate awards, such as the All America City designation, and publicize awards received by community partners.	Chamber & City Staff	ongoing	\$750
2.4 Maintain a business friendly operating environment	2.4.1 Provide customer service training for city staff to encourage a business-friendly & professional culture and to ensure a high-quality experience at the "counter"	City Mgr.	12 mos	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	2.4.2 Expand and enhance the City's existing information packet for new businesses that includes information on permitting processes, fees, etc. Include information on the business registration process, City organization and identify local and regional business resources – business FAQ.	Planning Director	24 mos	\$2,000
	2.4.3 Begin process to plan for online submission of development applications and related payments.	Planning Director	Year 1	Existing
	2.4.4 Establish a rapid response program to address sudden project development and business retention issues. Establish "concierge" services on a fee for service basis to speed priority projects through city processes and include this service in the City's development incentives package.	Planning Director	Year 1	Existing
	2.4.5 Encourage commercial & retail property landlords to list current information about available properties on the city's dedicated economic development website	Planning Director	6 mos	Existing
2.5 Create a destination in Eastvale	2.5.1 Develop a clear strategy to leverage the benefits of Eastvale's proximity to the Silver Lakes project	Planning Director	12 mos	Existing
	2.5.2 Continue to support local control of Ontario International Airport	Council & Chamber	ongoing	Existing
	2.5.3 Explore the feasibility of attracting entertainment venues to Eastvale, particularly at key interchanges such as Cantu-Galeano Rd. and Limonite.	Planning Director	12 mos	Existing
	2.5.4 Develop an attractive and compelling recreation environment along the Santa Ana River, including connections to other City and regional trail systems. Join the Santa Ana River JPA and coordinate with other local and regional agencies to implement the plan.	Planning Director, JCSD	Years 1 and 2	TBD
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Growth in targeted business types in Eastvale (upscale restaurants, hotels, entertainment, professional services, other office businesses, etc.) 2. Number of economic base jobs in the City (non-retail/local services) 3. Taxable sales growth 4. Inquiries to the city's economic development/planning departments 5. Email sign ups through the economic development website 6. Media coverage 7. Business vacancy rates 8. New construction scheduled or underway 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 2: Economic Development					
2.1 Organizational structure for economic development					
2.1.1 Establish an Eastvale Economic Development Partnership	█				
2.1.2 Work with the SBDC		█	█	█	█
2.1.3 Supplement the PIO position with consultants as needed.					
2.1.4 Expand Planning Director position					
2.1.5 Create internal ED team					
2.1.6 Create ED Specialist position					
2.2 Create economic development plan for commercial land					
2.2.1 Establish priorities for economic development	█				
2.2.2 Identify priority targets for business attraction					
2.2.3 Refine the marketing strategy		█			
2.2.4 Create incentive/work with developers & land owners	█		█	█	█
2.2.5 Encourage "green" development projects			█		
2.2.6 Survey home-based businesses					
2.2.7 Continue to plan for a more diverse housing mix	█	█	█	█	█
2.3 Create a regional identity and reputation for Eastvale (brand)					
2.3.1 Communications and marketing program	█				
2.3.2 Develop a comprehensive digital Eastvale Community Profile		█			
2.3.3 Create a dedicated website	█				
2.3.4 Communications with the Eastvale businesses	█	█			
2.3.5 E-mail newsletter for brokers, developers and site selectors		█			
2.3.6 Continue to pressure USPS on zipcode					
2.3.7 Press online mapping services to recognize "Eastvale"	█				
2.3.8 Continue to apply for appropriate awards		█	█	█	█
2.4 Maintain a business friendly operating environment					
2.4.1 Provide customer service training for city staff	█				
2.4.2 Expand information packet for new businesses		█			
2.4.3 Online application submission					
2.4.4 Establish a rapid response program		█			
2.4.5 List available properties on website		█			
2.5 Create a destination in Eastvale					
2.5.1 Leverage proximity to the Silver Lakes project	█				
2.5.2 Local control of Ontario International Airport		█	█	█	█
2.5.3 Explore the feasibility of attracting entertainment venues					
2.5.4 Recreation environment along the Santa Ana River		█			

GOAL 3: MAINTAIN AN EXCELLENT LEVEL OF PUBLIC SAFETY

DISCUSSION

The excellent level of public safety in Eastvale is one of the community’s defining qualities. The City Council has established a scope of purview for the Public Safety Commission and an important short term objective is to implement and solidify procedures and staff support to ensure effective processing of public safety issues through the Commission. The City faces an ongoing challenge to fund adequate personnel and facilities to uphold the desired level of protection for the community and the budget issues will need to be addressed over a longer period of time. In the meantime, continued public education and crime prevention programs will aid the Police Department in carrying out its mission. For the Fire Department, efforts are already underway to increase certain levels of service such as the Fire Marshall and plan check services. Completion of a fire services master plan will help to set additional future priorities for the department.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
3.1 Implement process for Public Safety Commission	3.1.1 Establish program and agenda for Public Safety Commission to address Council directed areas of purview, including: Traffic Concerns, Neighborhood Watch, Emergency Operations, Community Outreach and Crime Prevention	Council, City Mgr.	Established at 12/12 Joint meeting	Existing
	3.1.2 Ensure adequate police and fire department staffing, though existing contracts, for Public Safety Commission process.	Council, City Mgr.	12 mos	\$25,000
3.2 Maintain status as region's safest city	3.2.1 Develop budget plan to increase sworn personnel as development occurs.	Council, City Mgr., Police Chief	18 mos	\$1,000,000
	3.2.2 Fund crime prevention officer and continued public relations campaign to increase crime prevention awareness.	Council, Police Chief	3-4 years	Existing
	3.2.3 Encourage adoption of Neighborhood Watch program throughout Eastvale’s neighborhoods.	Council, Police Chief	1-5 years	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
3.3 Improve fire response times	3.3.1 Negotiate with County over use of structural fire fund for long term capital costs such as new fire stations	Council, City Mgr.,	6 mos	Existing
	3.3.2 Continue process to site and build second fire station.	Council, City Mgr.	1-3 years	\$4.2 mil. design/ construction
	3.3.3 Prepare fire services master plan	Fire Chief	6 mos	Existing
	3.3.4 Evaluate location and cost of operation of existing station to determine if lower cost options exist.	Fire Chief	6 mos	Existing
	3.3.5 Develop budget plan to increase staffing at existing and new fire stations.	Council, City Mgr., Fire Chief	3-12 mos	\$2.7 mil. add'l paramedic \$3.525 mil. Fire Station 2
	3.3.6 Evaluate paramedic response funding and services to determine if more suitable financial arrangement can be negotiated.	City Mgr., Fire Chief	6 mos	Existing
3.4 Improve fire planning and inspection services	3.4.1 Evaluate options to fund a fire marshal position, possibly half time to start and in collaboration with nearby cities.	Council, City Mgr., Fire Chief	3 mos.	Existing
	3.4.2 Establish a program for regular business fire inspections.	Fire Chief	24 mos	Existing plus future SFF
	3.4.3 Review current plan check and fire inspection fee structure from County and determine if City can provide service at lower cost.	Fire Chief	12 mos	Existing
3.5 Develop enhanced disaster plan	3.5.1 Continue efforts of the Public Safety Commission to establish a disaster response plan in concert with County officials	Public Safety Commission	6 mos	Existing (Fee based)
	3.5.2 Plan for establishment of emergency operations center (EOC), possibly in new fire station	Council, City Mgr., Fire Chief	24 mos	TBD
	3.5.3 Plan for anticipated increased City costs for regional emergency preparation planning and services, though the fire services master plan process.	Council, City Mgr., Fire Chief	24 mos	TBD
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Maintain satisfactory crime rates 2. Fire and paramedic response times 3. Public safety responses provided in 100% of relevant development reviews 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 3: Public Safety					
3.1 Implement process for Public Safety Commission					
3.1.1 Public Safety Commission purview	█				
3.1.2 Police and fire staffing for Commission	█				
3.2 Maintain status as region's safest city					
3.2.1 Increase sworn personnel	█	█			
3.2.2 Fund crime prevention officer			█	█	
3.2.3 Neighborhood Watch	█	█	█	█	
3.3 Improve fire response times					
3.3.1 Use of structural fire fund for long term capital costs	█	█	█		
3.3.2 Continue process to site and build second fire station.	█	█	█		
3.3.3 Prepare fire services master plan	█	█			
3.3.4 Evaluate existing station	█	█			
3.3.5 Increase staffing at existing and new fire stations.	█	█			
3.3.6 Evaluate paramedic response funding	█	█			
3.4 Improve fire planning and inspection services					
3.4.1 Fund a fire marshal position	█	█			
3.4.2 Establish a program for regular business fire inspections.	█	█			
3.4.3 Review plan check and fire inspection fee structure	█	█			
3.5 Develop enhanced disaster plan					
3.5.1 Continue efforts to establish a disaster response plan	█	█			
3.5.2 Plan for emergency operations center (EOC)	█	█			
3.5.3 Increased costs for regional emergency prep planning	█	█			

GOAL 4: PROVIDE HIGH QUALITY PUBLIC FACILITIES, INFRASTRUCTURE AND AMENITIES

DISCUSSION

As a new City, Eastvale has relatively new infrastructure and facilities in place, but also faces significant costs to complete critical infrastructure systems. Accomplishment of this goal will require longer term planning and financial efforts. In the short term, the emphasis is on completing plans that would help guide both private and public sector actions toward achieving the objectives, such as completing the bikeways and trails master plan and coordinating with the regional broadband consortium. As discussed under Goal 2 above, setting up a framework of development incentives tied to desired community benefits will help leverage private investment to help achieve public improvements and facilities. In other cases, the City can serve as a facilitator to help advocate for improved services such as broadband and transit.

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
4.1 Plan for new civic center	4.1.1 Develop alternatives to the site indicated in the General Plan in the event a transaction for that site cannot be negotiated.	Council, City Mgr., Planning Director	12-18 mos	Existing
4.2 Improve broadband access and capacity	4.2.1 Coordinate with the Inland Empire Broadband Consortium – identify shared issues and possible strategies (could join as a member);	City, Chamber of Commerce	ongoing	Existing
	4.2.2 Review existing city policies and ordinances for broadband infrastructure planning and investments, including joint use, rights of way, dig once and trenching, cell tower and other siting issues. (ADE can provide examples of model policies and ordinances.)	Public Works Director	6 months	Existing
	4.2.3 Meet with entities (such as JCSD and school district) planning and building all types of infrastructure projects in the City to better coordinate on projects	City, Districts	ongoing	Existing
	4.2.4 Work proactively with developers to ensure that providers are providing best levels of service	Planning Director	18 mos	Existing
	4.2.5 Link with Goal 2 to Optimize City’s economic development potential: ensure that City is a “smart city” with high levels of services to attract investors, entrepreneurs and home-based businesses, and telecommuters; incorporate into branding and marketing materials	City, Chamber	24 mos	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
	4.2.6 Use broadband resources and other means to improve connectivity for Eastvale residents, particularly communication between City residents and City government.	City Council and staff	ongoing	Existing
	4.2.7 Prepare broadband plan: - review CPUC data on residential service providers, levels of speed, technologies to identify actual vs. reported speeds, gaps, using CPUC broadband map - Verify reported speeds and document variances and levels of service - Meet with developers, real estate managers and business managers (commercial and industrial) to document service levels, costs of installation and barriers; map parcel data - Meet with providers to discuss plans for both residential and business investments and services, strategies to address gaps for existing areas, and provide high levels of services for new development	City, Chamber of Commerce	Years 1-3	Existing
4.3 Complete circulation connectivity to adjacent communities	4.3.1 Collaborate in regional nexus studies to ensure that key road improvements are included in regional traffic fee program where feasible.	Public Works Director	ongoing	Existing
	4.3.2 Collaborate with adjacent cities to secure funding for major connecting roadways and bridges.	Public Works Director	ongoing	Existing
4.4 Improve bicycle and trail system	4.4.1 Complete bikeways and trails master plan	Public Works and Planning Directors/JCSD	12 mos	Existing
	4.4.2 Evaluate City street standards to create more pedestrian friendly facilities.	Public Works/Planning Director	May 2013	Existing
4.5 Improve traffic circulation through street design, policies and procedures	4.5.1 Complete truck route plan	Public Works Director	12 mos	Existing
	4.5.2 Draft new excavation ordinance to help improve coordination with utility companies and others	Public Works Director	12 mos	Existing
	4.5.3 Improve traffic safety around schools through increased signals, crossing guards and completion of street improvements. For future development, address in design phase by requiring residential developers to provide more pedestrian access to create a walkable community with principles from Safe Routes to Schools/Smart Growth/Semi-Neo-traditional town planning.	Public Works Director, Planning Director, school district	24 mos	\$794,000 for planned improvements
4.6 Plan for new library	4.6.1 Explore opportunities to include a City library in the civic center plan.	City Mgr.	12 mos	Existing
4.7 Add arts and cultural facilities and events	4.7.1 Identify opportunities to leverage private development design to include cultural and entertainment facilities	Planning Director	5 yrs	Existing

OBJECTIVES	ACTION STEPS	RESPONSIBLE PARTIES	TIME FRAME	BUDGET
4.8 Improve transit opportunities	4.8.1 Coordinate with RTA to ensure that local demand for transit is met as well as better connections for commuters	Public Works Director	5 yrs	Existing
4.9 Maximize the benefit of the Community Foundation as a resource for community improvement	4.9.1 Continue to support and enhance the role of the community foundation in providing scholarships and other benefits for the community. Undertake long-term capital improvement projects that benefit the City such as wayfinding signs, City monuments, and frontage landscape and hardscape improvements in public locations such as along Chandler.	City Council	5 yrs	Existing
PERFORMANCE MEASURES				
<ol style="list-style-type: none"> 1. Secured agreements for location of civic center 2. Improved broadband capacity and service 3. Improved circulation connectivity and safety 4. New community facilities and amenities 				

GOALS/OBJECTIVES/ACTION STEPS	Year 1	Year 2	Year 3	Year 4	Year 5
Goal 4: Public Facilities					
4.1 Plan for new civic center					
4.1.1 Develop alternatives for Civic Center site	█	█			
4.2 Improve broadband access and capacity					
4.2.1 Coordinate with the Inland Empire Broadband Consortium	█	█	█	█	█
4.2.2 Review city policies and ordinances for broadband		█	█	█	█
4.2.3 Meet with entities to better coordinate on projects	█	█	█	█	█
4.2.4 Work proactively with developers		█	█	█	█
4.2.5 Use broadband to optimize economic development potential	█	█	█	█	█
4.2.6 Improve connectivity for Eastvale residents	█	█	█	█	█
4.2.7 Prepare broadband plan	█	█	█	█	█
4.3 Complete circulation connectivity to adjacent communities					
4.3.1 Collaborate in regional nexus studies	█	█	█	█	█
4.3.2 Collaborate to secure funding	█	█	█	█	█
4.4 Improve bicycle and trail system					
4.4.1 Complete bikeways and trails master plan	█	█			
4.4.2 Evaluate City street standards	█	█			
4.5 Improve traffic circulation					
4.5.1 Complete truck route plan	█	█			
4.5.2 Draft new excavation ordinance	█	█			
4.5.3 Improve traffic safety around schools	█	█			
4.6 Plan for new library					
4.6.1 Possibly include a City library in the civic center plan.	█	█			
4.7 Add arts and cultural facilities and events					
4.7.1 Leverage private development for cultural/ent facilities	█	█	█	█	█
4.8 Improve transit opportunities					
4.8.1 Coordinate with RTA	█	█	█	█	█
4.9 Maximize the benefit of the Community Foundation					
4.9.1 Support and enhance the role of the community foundation	█	█	█	█	█

CONCLUSION

As the City's first strategic plan, this document creates a framework for a process of continually evaluating the City's priorities and progress toward meeting key objectives. Although the strategic plan has a five year horizon, the City should assess its progress and re-evaluate its objectives each year as part of its budget process. The performance indicators identified for each goal can be included in an annual report on City operations and activities.

Much of the focus of the strategic plan in the next year or two is on developing plans and tools to help the City define the character of its ultimate buildout and financial foundation. Further community discussion and analysis is needed to define the specific economic trade-offs facing the City with its remaining sites. The existing job base in the City clearly does not provide local job opportunities for the resident labor force, yet real estate conditions in the surrounding market area do not currently favor the type of professional office development that could address this need. The City will need to make a direct marketing effort to target businesses and not just developers to make the case that the skilled labor force, the high level of entrepreneurial talent and the superior income levels in the community would provide a supportive business environment for high end firms needing office space. In addition, efforts to move forward with projects to provide smaller scale manufacturing and flex space developments will assist local entrepreneurs to find suitable locations in Eastvale.

The City's mission statement is focused on providing a high level of customer service for its residents and businesses. This was a key motivation for many who supported creating a new city in Eastvale. During the next few years, the City will have better information to understand its revenue potential and will need to take opportunities to evaluate options for providing services cost effectively while still maintaining its key value of superior service. Similarly, the City will continue the transition from County policies and services to City-created programs. The strategic plan provides a tool for the City to maintain focus on its vision, its mission, and its key goals and objectives as it navigates the path toward a fully functional municipal government and the high quality of community life desired by all its residents.

APPENDIX A: EASTVALE PUBLIC INPUT SUMMARY

During the period from January 29th through February 25th, the consulting team conducted interviews and focus groups with community stakeholders. In addition, the consultants made a presentation and received input at a joint meeting of the Public Safety Commission, Planning Commission, and Eastvale Community Foundation on January 29th and conducted public workshops on February 21st and February 23rd. The meetings were focused on gaining input about the key features and opportunities for Eastvale and were framed in terms of developing information for both a marketing brand and a strengths, weaknesses, opportunities, and threats (SWOT) analysis. The following is a summary of the ideas gained from the public input process. The branding messages have been incorporated in the proposed marketing program presented in Appendix B. The SWOT analysis was particularly useful in identifying strategic issues the City should address over the next five years.

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
<p>Brand Product/ City Strengths</p>	<p>Describe what your city has to offer? What distinguishes you from the competition?</p> <p><u>Distinguishing Characteristics</u></p> <ul style="list-style-type: none"> ■ Demographics <ul style="list-style-type: none"> ○ Diversity ○ Affluence ○ Young families ■ “Young, fresh, involved, dynamic population and opportunities to mold the community” ■ Education Quality/ good local schools/proximity to higher education ■ Parks ■ Proximity to major transportation routes ■ Strategic location within greater So Cal market area ■ Entrepreneurialism (1,000 home business permits) ■ Infrastructure is new ■ Strong sense of community ■ Public Safety ■ Responsive govt/agencies ■ Fast-growing/ good business opportunities

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Strong housing market/upscale development ■ Strong civic engagement from residents ■ Strong community pride ■ Lots of "first responders" live in the community along with teachers/nurses/engineers/doctors ■ Rural environment ■ Available land for mixed use development ■ Continuing interest and investment from national developers
Brand Vision/ Strategic Goals	<p>The big picture – what is your overall goal for your city for the long run? What are the City’s 5-year goals?</p> <ul style="list-style-type: none"> ■ Create jobs ■ Financial stability ■ Diversified tax base revenues outside sales tax ■ Transfer JCSD parks and rec services to City ■ Leverage expansion at Ontario ■ Become region’s safest city ■ Provide resources for business development (incubators, venture capital) ■ Public/private economic development organization ■ Strengthen partnerships with other agencies/organizations ■ Create "destination" ■ Create entertainment venue ■ Closer relationships with colleges/universities ■ Greater use of social media (free wi fi) ■ Cluster analysis of regional industries ■ Leverage regional marketing opportunities (Corona, WRCOG) ■ Seek recognition for attributes (schools) ■ Identify with regional assets (universities) ■ Create City Hall with CC Chambers and more staff space ■ Stand-alone library ■ Add second fire station ■ Complete circulation system

	<ul style="list-style-type: none"> ■ Add more police officers ■ Reduce taxes (City has 43 CFDs) ■ Add arts and cultural facilities and events ■ Put City on the map with utilities/vendors/assessor/post office
<p>Brand Positioning/ City Strengths</p>	<p>Where does your city sit among like cities in the consumer’s mind? What perception would you like visitors to have about you vs. other cities in the area?</p> <ul style="list-style-type: none"> ■ “Diamond in the rough” – but dairies have adverse impact ■ Housing stock offers good value ■ Lower crime and better schools ■ Higher development standards ■ Lots of parks ■ Relaxed vibe (compared to Chino Hills) ■ City of progression, like Orange County but not finished yet ■ Quiet bedroom community feel but need more services ■ More upscale – adjacent communities may think of Eastvale as “snobs”
<p>Brand Target Target Industries/ Opportunities</p>	<p>Who would the City like to attract in terms of residents and businesses? What are specific target audiences such as brokers, developers, current businesses, target industries? What are the targets’ demographics, interests, attitudes, and opinions?</p> <ul style="list-style-type: none"> ■ Higher end retail shopping and dining ■ Offices/ professional jobs and services ■ Medical services ■ Industries that complement existing skills ■ Irvine business park model, not warehouses ■ Hotels (in part to serve new Silver Lakes development in Norco) ■ Auto repair shops, services ■ Costco/Trader Joes/services ■ Boutique shopping ■ Create a large gathering place ■ Sites for new churches

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Major sports facilities ■ Career development programs for technology occupations and job readiness ■ Need to start catering to singles (creative class) as well as families ■ Need higher densities, pedestrian oriented developments
Brand Identity	<p>Does the City logo communicate what you want audience to know about their city? If not, what other messages should be communicated?</p> <ul style="list-style-type: none"> ■ The City seal communicates the past well and the overall feel of the community currently but may not represent the future. ■ Logo is new and not used to full potential
Brand Promise/ Opportunities	<p>What does your city promise to deliver?</p> <ul style="list-style-type: none"> ■ Safe, clean ■ Family oriented ■ Presence of major, high quality development ■ Educated workforce/ quality of residents ■ Business friendly environment – certainty in development process ■ Local support for local business ■ Good freeway access ■ Well thought-out community ■ “Live-shop-play” in Eastvale
Brand Personality/ City Strengths	<p>This is about style – and how the city makes the customer feel.</p> <ul style="list-style-type: none"> ■ Vibrant ■ Diverse (100 languages spoken in school district, which includes Norco and Corona) ■ Neighborly ■ Family oriented values ■ Comradely ■ Curb appeal ■ Natural setting ■ New development

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Optimistic ■ Comfortable ■ Outgoing/outdoors ■ "Biggest little city in Inland Empire"
Brand Emotion/ City Strengths & Weaknesses	<p>What will make your prospect love your city? How will they feel about visiting or locating here?</p> <ul style="list-style-type: none"> ■ Comfortable ■ Neighborly ■ Family atmosphere ■ Great park system and community center
Brand Experience	<p>What will the public's experience with the city be? (Example: Memorable; Exciting.)</p> <ul style="list-style-type: none"> ■ Family oriented values <ul style="list-style-type: none"> ○ Civic involvement ■ Diverse Ethnicity → but few related commercial opportunities or activities exist yet in Eastvale. ■ Small Town/Helpful Neighbors ■ "Norman Rockwell" feeling ■ Big Holiday Celebrations/ Picnic in the Park/ Casino Night ■ Kinder, gentler place – welcoming ■ Attainable housing ■ Residents are very proud of the City
Brand Quality	<p>How does your city compare within your competitive market? (Example: Outstanding restaurants, free parking, excellent service.)</p> <ul style="list-style-type: none"> ■ More growth opportunity here ■ Very responsive to business requests ■ Less competition for businesses here – good timing to take advantage of major developments in Chino and Ontario

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
Brand Pricing	<p>How do your prices compare to other cities in the same category or region? Do you provide more value vs. your competition?</p> <ul style="list-style-type: none"> ■ Housing is good value ■ City charges lots of fees but BIA says they are competitive. The City has seen more development than its neighbors ■ Retail lease rates are high – Lewis Develop. requires established businesses ■ Commercial land seems to have gone up from \$250K to \$500K per acre ■ Expensive compared to Jurupa Valley but cheap compared to Orange County with similar quality ■ Costs are also lower than San Gabriel Valley
Brand Packaging/ Distribution	<p>How does your city reach the customer? Brokers? Direct contact? Trade Shows? Websites? Publicity? Advertising?</p> <ul style="list-style-type: none"> ■ Recently went to ICSC in San Diego and did marketing piece for that. ■ Use HDL reports to identify retail gaps ■ Grass roots - word of mouth advertising ■ City relies on developers to promote City ■ Need to put Eastvale on the map on the internet and other ways (see weaknesses below) ■ Digital billboard on I-15 is in the works
Brand Association	<p>Sometimes associations with another brand can build the image of your brand. Are you partnering with other destinations? Regional organizations? Events? Are there major companies in your city that can be a draw to other businesses?</p> <ul style="list-style-type: none"> ■ Yes, but Eastvale may not have much to bring to the table in collaboration. Does not have ED staff capability currently. ■ Corona (Not all respondents thought Corona would see benefit) ■ WRCOG ■ SCAG ■ RCTC – TRANS Commission ■ RT Authority

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
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	<ul style="list-style-type: none"> ■ Chamber ■ IEDC/ICSC/League ■ JCSD partners with other water agencies to ensure long term supply ■ Cultural center in Jurupa could be good regional draw but it needs money
Brand Credentials	<p>Has the City received any awards or certifications yet? Are there any the City would like to receive? Quality-checking authorities, such as AAA, ranking in articles, etc.</p> <ul style="list-style-type: none"> ■ Applied for recognition award for the CAFR ■ Considering application for safest City ■ Schools nominated to receive Broad Foundation grant award ■ I-3 Technology Grant (\$5 million for technology in schools) ■ Award of excellence for parks (App. for national accreditation under discussion) ■ Could do Tree City USA or Playful City designations
Brand Message	<p>What is the single most important thought you want your prospects to remember about your city or downtown? (Not a tagline).</p> <ul style="list-style-type: none"> ■ Safe ■ Great Quality of life ■ Clean, well kept ■ "10 Best" status ■ Good Schools ■ Comradely ■ Parks & recreation ■ New, Modern ■ Prosperity ■ Pride ■ Diversity ■ Sustainable Development ■ Progressive city with lots of opportunity and potential ■ Responsive City government

SWOT

What additional thoughts/info should be included in each section of the SWOT? (Strengths are addressed in the sections above).

<p>Opportunities</p> <ul style="list-style-type: none">■ Local control of Ontario Airport■ Leveraging Silver Lakes development■ Strengthening development clustering■ Capturing retail and entertainment \$\$■ "Town Center"■ Improved communications, broad-band■ Ubiquitous WiFi , greater social media use■ Locate University■ Green-Friendly infrastructure■ Outlets center (destination)■ Norco campus of CC offers game tech, mfg. lab and repair skills training■ Need to be more forward looking with development standards, parking standards and high density■ So Cal Edison peaker plant to reduce electrical costs?■ Seek recognition for attributes (schools)■ Identify with regional assets (universities)■ SR 91 business displacement in Corona■ Birtcher – Goodman Development	<ul style="list-style-type: none">■ Take over park operations from JCSD■ More use of solar and wind energy■ Need good emergency planning for earthquakes and other disasters■ Create "business express" model to fast track desired e.d. projects■ New north/south water intertie may create ROW opportunities■ Desi Arnez House■ Santa Ana River trail■ Local WWT plant is expanding to 3.35 MGD, which should serve buildout■ JCSD participates with Chino desalting plant for water supply■ Need to restart JCSD advisory committee■ Opportunity to build more trails to connect them all better
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Weaknesses

- Retail mix is not distinctive
- Need of offices to attract restaurants and other retail
- Daily "brain drain" due to lack of jobs
- Lack of transit (RTA)
- Senior Svs/Medical Svs – hospital
- Split jurisdiction for parks – JCSD and JARPD
- Swanlake development
- Lack of Trans Funding/Maint.
- No East/West connection
 - Limonite
 - Schleisman
 - Chino (Pine → DT 71)
- Fire Funding
- Lack of City Hall space
- High school should have City name
- The city is "invisible"
 - There is no post office nor exclusive zip code as in other cities
 - Google maps still identifies the community by its former unincorporated name of Mira Loma
 - Facebook does not recognize the name Eastvale
- Eastvale lacks an identity
- Eastvale's econometric data is averaged in with the adjacent region and thereby lowered

Threats

- Revenue neutrality
- Loss of Vehicle License rev.
- Jurupa Valley potential failure
- Disaster plan needs development
- Land locked
- Traffic mitigation
- Air pollution from trucks (Truck master plan underway)
- Chino airport creates limitations
- Development plans of neighbors (Ontario, Chino)
- Dairy presence
- State finances/tax grab
- Behind on Pub. Safety Fac.
 - New health care costs → reduce care options
 - Paramedic services affected
- Under water properties
- Unfunded mandates
 - Stormwater
 - ADA
 - Public Process
- School traffic → Clustered in one area
- Maintain rural boundary
- Increased transportation gridlock as region grows
- Second wave of foreclosures?

Weaknesses (Continued)

- Lack of church sites
- Water meter approvals take too long
- No infrastructure for recycled water
- Internal staffing and procedures have limited capacity
- Developments need permits from multiple agencies with little coordination
- No local theater or cultural venues
- Lack of land

Threats (Continued)

- Other nearby cities are much larger and have bigger budgets and are attracting major developments
- Although Eastvale would like more office development, the office vacancy rates are still very high in the region
- Jurupa Valley has a lot more land for development

APPENDIX B: ECONOMIC DEVELOPMENT MARKETING PROGRAM

THE
placemaking
GROUP

POSITION
COMMUNICATE 
INSPIRE

EASTVALE, CALIFORNIA ECONOMIC DEVELOPMENT MARKETING PROGRAM

March 20, 2013

Introduction

This report includes marketing communication tactics for Eastvale to include in a business attraction/economic development marketing program. The program builds off of the key messages established in the Branding Blueprint and is intended to increase awareness and establish recognition among target audiences for the city's current attributes, with the ultimate goal of attracting businesses and revenue.

The marketing of Eastvale can begin with stories on the city's assets, especially its available land and commercial real estate space. Consistently communicating positive news about the city can result in increased interest from businesses, commercial real estate professionals and other target audiences.

Marketing Communication Tactics

Utilizing the following communication vehicles, the target audiences listed in the Branding Blueprint can be reached.

BRAND ELEMENTS	STRATEGIES, DESCRIPTIONS, COMMENTS
Brand Product/Service	Strategically located with available land. New infrastructure, new homes, good schools, safe, educated workforce, accessible and responsive city government.
Brand Vision	A prosperous city with an excellent quality of life, attracting metropolitan-level retail, restaurants, and office businesses that employ local residents.
Brand Positioning	New, growing city, more upscale than neighboring communities, but lacks awareness amongst those outside of city and literally not on the map.
Brand Target	Brokers, site selectors, developers, current businesses, businesses that residents work at outside of Eastvale, businesses in specific sectors/industries, media.
Brand Name	City of Eastvale, CA
Brand Identity	Existing logo with tagline,: <i>Community*Pride*Prosperity</i>
Brand Promise	Well-thought out community with new infrastructure, transportation access, available land, low utility rates. City is business friendly with top-level customer service.
Brand Personality	Acknowledged, supported, valued.
Brand Emotion	Family-oriented values, small town neighborhood feel, civic pride, attainable housing
Brand Experience	Excellent customer service, proactive city government-easy to do business with.
Brand Quality	More growth opportunity than nearby cities. City is responsive to business requests, more development than neighboring cities.
Brand Pricing	Competitive land costs and city fees, reasonably-priced quality homes, high lease rates
Brand Packaging/Distribution	City website, word-of-mouth, developers, trade show, digital billboard on I-15
Brand Association	Upcoming Silver Lakes development, Ball/Arnaz house, nearby universities.
Brand Credentials	5th Fastest growing city in CA., highest median household income in Riverside Co., One of four American school districts selected as finalist for Broad Prize for Urban Education, Award of Excellence for parks, \$5-million technology grant for schools.
Brand Message	Eastvale is a clean, safe, and easily accessible Southern California community, with available land for retail, office and large mixed-use development.

Eastvale, California Economic Development Website

Create a professionally designed, graphically-appealing website solely devoted to doing business in Eastvale and attracting and retaining businesses. This website is separate from any city, county or business organization website, however it can have links to any of those sites. The site's content reflects the brand and supports the vision and mission statements and includes:

- Demographics and census information
- Available properties
- Developable land
- Permit process
- City/county/state economic development resources
- Business Resources
- Commercial real estate news and events such as office leases, construction milestones. Updated regularly. Fresh content increases search engine rankings making it easier for Eastvale to be "found" by target audiences
- Downloadable pdfs of available properties
- Email newsletter signup form

An example of such a website can be found at: <http://www.suisuncitybusiness.com>

The economic development website serves as a primary marketing instrument for raising awareness of the city and its business and commercial real estate opportunities. To drive traffic to the site, outreach to target audiences needs to occur through the following:

- Press releases
- Publicity (send to local media)
- Email marketing
- Direct mail
- Advertising
- Economic Development Presentation Folder
- Social media

Press Releases

Issue six press releases a year through a press release distribution service such as PRNewswire or BusinessWire. This places the press release on hundreds of websites that can include yahoofinance.com, msn.com, reuters.com, wallstreetjournalmarket watch.com, and GlobeSt.com. Being picked up by such sites helps Eastvale to be “found,” and increases its search engine rankings, driving traffic to Eastvale’s economic development website. Press releases can also be sent to local and regional business reporters as well as commercial real estate and vertical market trade publications.

Press releases should be no more than 400 words and written using words and phrases that are being searched for. This can be researched through Google AdWords Keyword Tool. For example the phrase, Riverside County land, has almost 2,000 searches/month. Keyword research would be part of a marketing communications program.

Press release topics can include:

- Eastvale is a choice Southern California location for retail, office and large mixed-use development in a city that has an accessible and responsive city government.
- Eastvale launches new economic development website
- Available when office space in Eastvale is ideal for professional services and technology companies.
- New businesses locate in Eastvale-does not have to be a large business, but include any that lease or buy space or land. Include information about type of business, where located, quote from business owner about why chose to locate in Eastvale. Can include more than one business per release.
- News from existing businesses-new hires, expansions, achievements. Can include information about more than one business.
- All press releases have an *About Eastvale* section that describes the city's attributes and assets.

Editorial Calendars

Research editorial calendars in targeted publications to determine publicity possibilities. Most publications now have websites where articles are posted, which increases awareness and search engine rankings. Examples of publications to target include (this is not a complete list):

- California Centers magazine
- Commercial Property News magazine

- ENR California (Engineering-News Record)
- Green Building News (If there are projects/news that are applicable)
- HispanicBusiness.com (Formerly Hispanic Business magazine)
- Inland Empire Business Journal
- Nation's Restaurant News
- Shopping Center Business magazine
- Shopping Centers Today magazine
- Site selection magazine

Email Newsletter

An email newsletter distributed four times a year to brokers, developers and site selection decision makers that features business and commercial real estate activity will serve to raise Eastvale's profile and seek to drive traffic to the economic development website.

Content is written as short items and links to pages on the economic development website. Content can be the same or similar to press release content and include any upcoming projects, completed projects, available land, available office space, news from existing businesses, quote from Eastvale business person on why the city is a good place to do business, ease of doing business with the city as well as its additional attributes/assets.

Realtors, developers, the Chamber of Commerce or other business organizations can sponsor an email newsletter. Sponsors can have logos or other promotional messages and identification on the newsletter.

The newsletter can be distributed to an existing list or a list can be purchased.

Direct mail

Create a series of direct mail pieces focused on Eastvale's attributes. Include a link and/or QR code to the economic development web site.

Advertising

An annual advertising plan will serve to promote the city's attributes and the benefits of locating a business in Eastvale. The plan will determine what media to advertise in--print, Internet and/or broadcast, as well as the theme/focus of the campaign.

An advertising possibility, if budget allows, and if regional newspapers are willing to sell the space is an insert focused on doing business in Eastvale. Enough copies can be printed so that it can also be used as a handout at trade shows and given to prospects.

The city would have control over content, which can feature topics such as local business and commercial real estate news, any new construction, profiles of business and city officials, and ease of doing business with the city.

Local businesses, the Chamber of Commerce, and other business groups can be asked to contribute to the cost of the insert.

Broker Event

Consider holding a broker event when a large project is completed or near completion, including the new SilverLakes Equestrian and Sports Park, to educate commercial real estate professionals about Eastvale. A broker event would include a presentation by city officials and tour of available sites and other places of interest in the city.

To produce and promote such an event, there would need to be direct contact with brokers, site selectors, commercial real estate brokers, an email newsletter, publicity, and coordination with regional chambers, business organizations and associations.

Presentation Folder

Eastvale may already have a presentation folder. Content included in it should be reviewed. If one does not exist, consider creating a 9" x 12" finished size, four-sided color pocket folder that has the same look and feel as the economic development website. It can be used as a handout for prospects and at trade shows.

Social media

Continue to update Eastvale's existing Twitter and Facebook pages, and include posts with commercial real estate news. Content for posts can come from press releases. Include links to the economic development website.

Awards

Eastvale already has received some awards. Continue to apply for awards to increase the city’s profile and add to its credentials. Possible award categories include those related to livable communities, good schools, women in municipal government, new construction and innovative building projects.

Measurement

A set of measurements can be developed to determine the effectiveness of the economic development marketing program. Measurements can include:

- Inquiries to the city’s economic development/planning departments
- Email sign ups through the economic development website
- Media coverage
- Vacancy rate
- Business license applications
- New construction scheduled or underway

Budget

Estimated Budget for One-Year Marketing Communications Program, Eastvale, CA



	LOW	HIGH
Planning		
Strategy and planning, ongoing communications meetings, program management	\$12,000	\$18,000
Website		
Eastvale economic development website. (Fee is dependent on design, number of options requested, use of original or existing content, available photos, specifications, functionality). Samples may be found at the following links: http://www.suisuncitybusiness.com , http://edc.cityoflansingmi.com/ , http://www.co.monterey.ca.us/EconomicDevelopment/economy-workforce.shtml	\$10,000	\$25,000

	LOW	HIGH
Publicity		
Write six (6) press releases. Research, writing, approval process, targeting topics such as: Overview of why Eastvale as an attractive business location; Launch of new economic development website; Available office and/or commercial real estate space; Announcements of new businesses locating in Eastvale, Business roundup including new hires, achievements, expansions.	\$3,000	\$4,500
Press Release Distribution (Depends on distribution service used and length of release).	\$1,404	\$1,830
Editorial Calendar Research (Depends on number of media outlets researched).	\$700	\$1,200
Email Marketing		
Email Newsletter Template design and development	\$900	\$1,350
Four (4) Email Newsletters/year, one per quarter-Writing, layout, distribution	\$2,800	\$5,200
Direct Mail		
Series of direct mail pieces. Design & development. Fee's based on four (4) pieces does not include printing.	\$12,000	\$20,000
Marketing Collateral		
Presentation Folder -Design, Development. Photos. High range would involve a photo shoot. Does not include printing. Does not include writing or design of inserts for folder.	\$4,000	\$10,000
Awards		
Research and submit to two to four awards/year. Further research would need to be done, but possibilities include: California League of Cities' Helen Putnam Award; Golden Hub of Innovation Award; America's Crown Communities Award; All-America City Award.	\$3,000	\$6,000
Advertising -TBD. Requires research and its own plan.		
Broker Event -TBD. Would require event development, invitations, OR webinar to interest brokers in visiting and possibly attend broker event.		

This budget does not include fees for Facebook or Twitter since these pages currently exist and are being maintained. It does not include fees for advertising, which would need to be further researched and would need its own plan. A fee for a broker event is also not included, because that also could require its own plan. The budget is based on Placemaking Group's hourly rates which range from \$65 to \$225/hour, with most work generally in the \$150-\$175/hour range.

APPENDIX C: ECONOMIC ANALYSIS

DEMOGRAPHIC AND LABOR FORCE CHARACTERISTICS

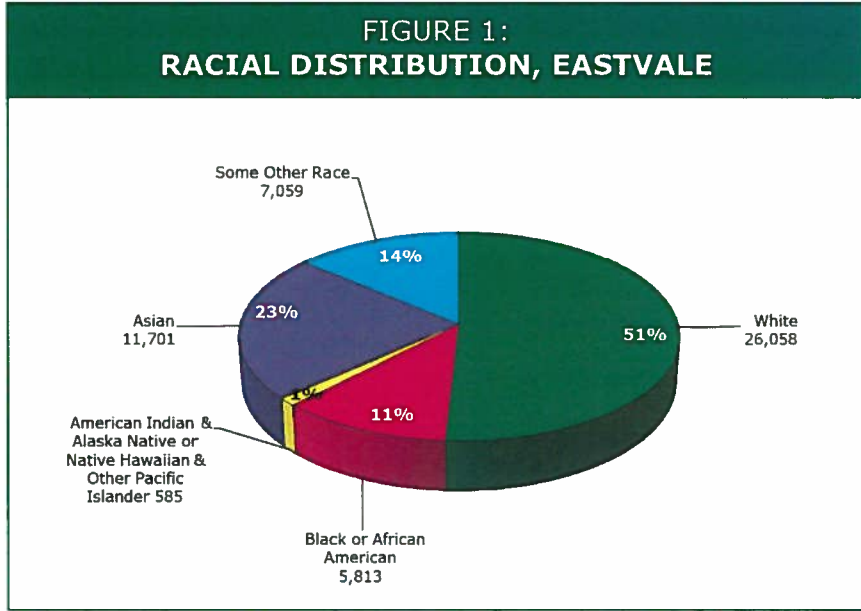
The State Department of Finance reports the population for Eastvale at 55,602, as of January 2012. The most recent data on demographic and labor force characteristics, however, is from the American Community Survey (ACS) 5-year Estimate online database and the Local Employment Dynamics from 2010. As shown in Table 1, Eastvale has an employed labor force of over 25,146 workers, of which fewer than 500 are estimated to be employed in Eastvale itself.

TABLE 1: POPULATION AND JOB TRENDS, 2011 EASTVALE AND RIVERSIDE COUNTY				
	EASTVALE		RIVERSIDE COUNTY	
	Count	Percent of Total Population	Count	Percent of Total Population
Total Population	53,437	100.0%	2,154,844	100.0%
Working Age Population (18-64)	37,574	70.3%	1,612,644	74.8%
Employed Labor Force	25,146	47.1%	868,898	40.3%
Living and Working in Selected Area	478	0.9%	528,290	24.5%

Source: ADE, Decennial Census 2000 and 2010; Local Employment Dynamics OnTheMap

TABLE 2: RACE		
	Population	Share
Total Population	53,437	100.0%
One Race	51,216	96.0%
Two or more races	2,221	4.0%
Hispanic	21,420	40%
Non-Hispanic	32,017	60%

Source: ADE, American Community Survey 5-Year Estimates

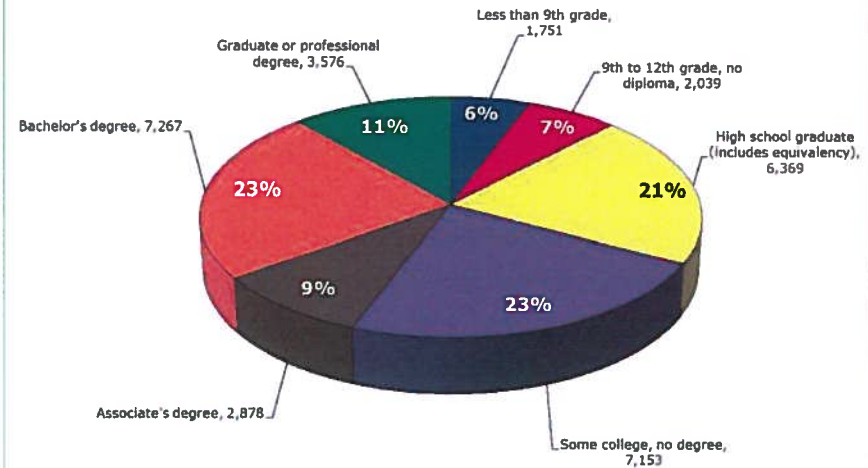


Source: ADE, American Community Survey 5-Year Estimates

EDUCATIONAL ATTAINMENT

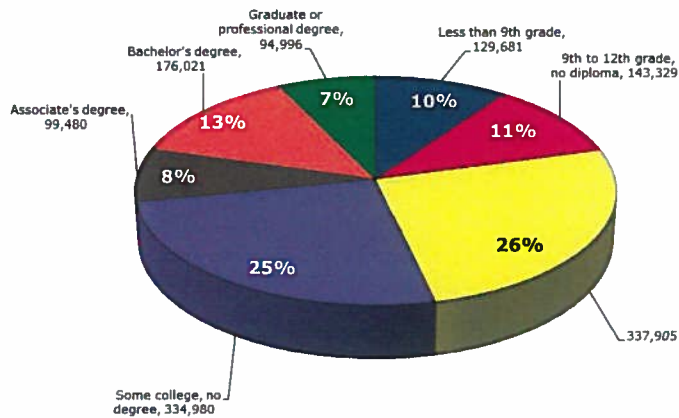
ACS also reports the educational attainment for the population 25 years and older. Figure Figure 2:, Figure 3, and Figure 4 show the level of education at the city, county, and state level. In the city of Eastvale, 21 percent of people 25 years and over graduated from high school and more than 35 percent of Eastvale’s population received either a Bachelor’s, Graduate or professional degree. At the county level, the population with a Bachelor’s degree or higher is close to 20 percent. In the State of California, 30 percent of people 25 years of age and more have a Bachelor’s degree or higher. This shows that the city of Eastvale has a higher percentage of highly educated population compared to the county and the State.

**FIGURE 2:
EASTVALE**



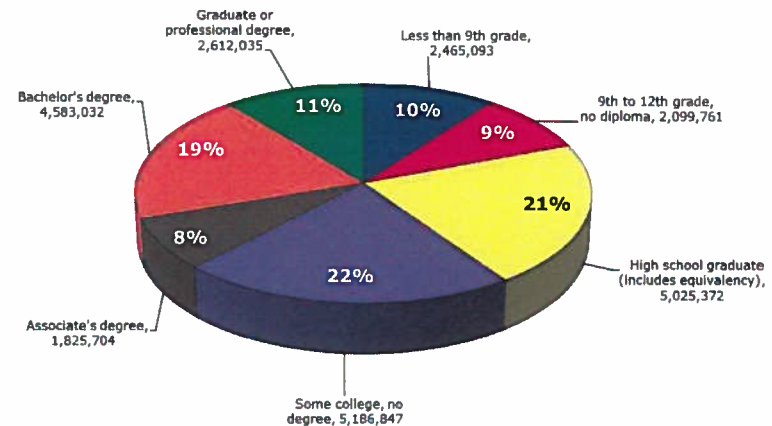
Source: ADE, American Community Survey 5-Year Estimates

**FIGURE 3:
RIVERSIDE COUNTY**



Source: ADE, American Community Survey 5-Year Estimates

**FIGURE 4:
STATE OF CALIFORNIA**



Source: ADE, American Community Survey 5-Year Estimates

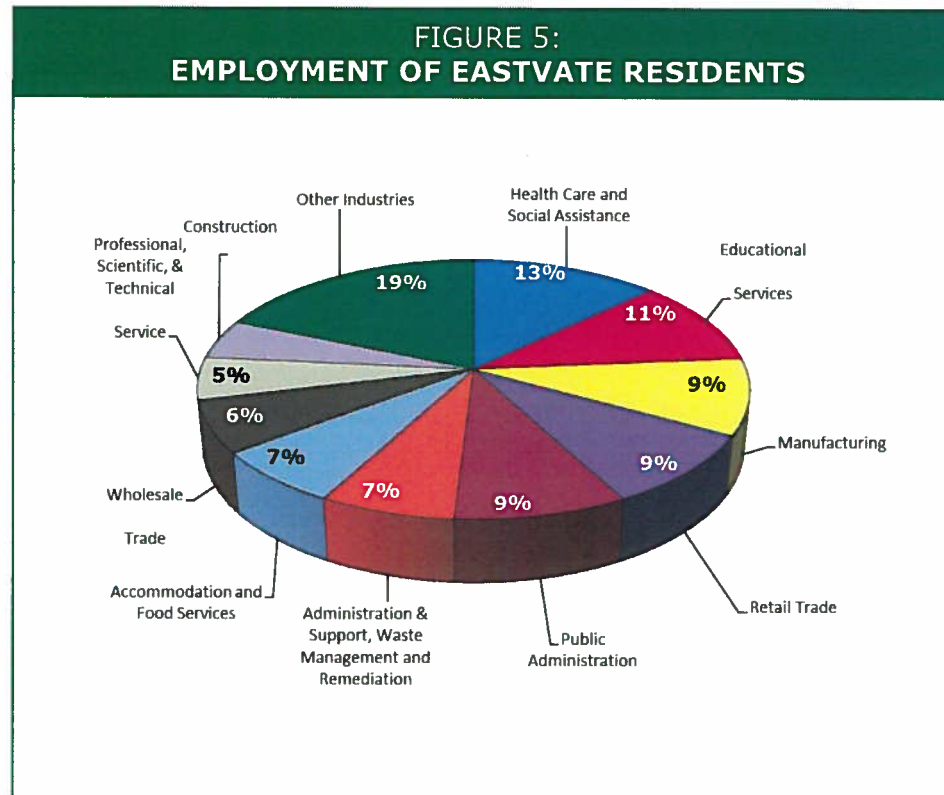
LOCAL ECONOMIC SETTING: EMPLOYMENT AND LABOR FORCE

According to the ACS, the city of Eastvale included 25,146 employed residents in 2010. Health Care and Social Assistance was the lead industry employing Eastvale residents with 3,227 employees. In addition, 2,710 residents were hired by Educational Services, 2,364 were hired in Manufacturing, 2,304 worked in Retail Trade, and 2,218 worked in Public Administration. The sixth largest hiring industry was Administration & support, Waste management and Remediation with 1,732 employees. Table 3, demonstrates the distribution of the city's labor force among 20 job sectors. It is important to note that very few of the 25,146 workers are hired within Eastvale's geographic boundary. Ninety-eight percent of the labor force population commute to work and only 478 were employed by businesses in Eastvale.

TABLE 3: EMPLOYMENT OF EASTVALE RESIDENTS			
NAICS Code 2007		Labor Force	Industry Share
62	Health Care and Social Assistance	3,227	12.83%
61	Educational Services	2,710	10.78%
31	Manufacturing	2,364	9.40%
44	Retail Trade	2,304	9.16%
92	Public Administration	2,218	8.82%
56	Administration & Support, Waste Management and Remediation	1,732	6.89%
72	Accommodation and Food Services	1,698	6.75%
42	Wholesale Trade	1,646	6.55%
54	Professional, Scientific, and Technical Services	1,326	5.27%
23	Construction	1,233	4.91%
48	Transportation and Warehousing	999	3.97%
52	Finance and Insurance	913	3.63%
81	Other Services (excluding Public Administration)	838	3.33%
51	Information	469	1.87%
53	Real Estate and Rental and Leasing	406	1.62%
55	Management of Companies and Enterprises	394	1.57%
71	Arts, Entertainment, and Recreation	293	1.17%

NAICS Code 2007		Labor Force	Industry Share
22	Utilities	214	0.85%
11	Agriculture, Forestry, Fishing and Hunting	149	0.59%
21	Mining, Quarrying, and Oil and Gas Extraction	15	0.06%
	Total	25,146	100.00%

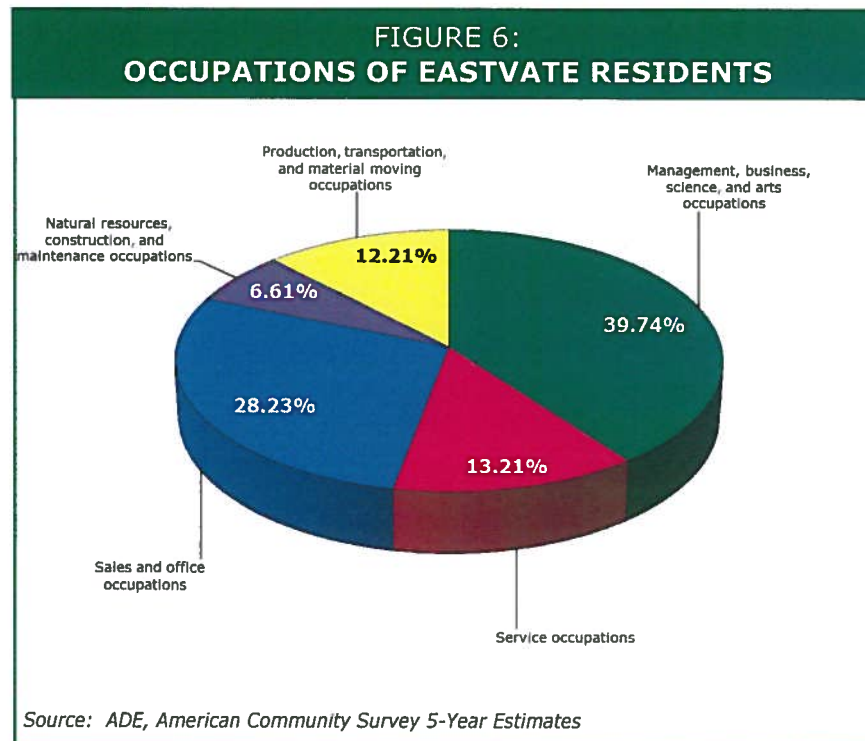
Source: ADE, American Community Survey 5-Year Estimates; Local Employment Dynamics OnTheMap



Source: ADE, American Community Survey 5-Year Estimates

TABLE 4: OCCUPATION OF EASTVALE RESIDENTS		
Occupation	Count	Share
Civilian employed population 16 years and over	25,176	100.00%
Management, business, science, and arts occupations	9,990	39.70%
Service occupations	3,319	13.20%
Sales and office occupations	7,091	28.20%
Natural resources, construction, and maintenance occupations	1,666	6.60%
Production, transportation, and material moving occupations	3,080	12.20%

Source: ADE, American Community Survey 5-Year Estimates



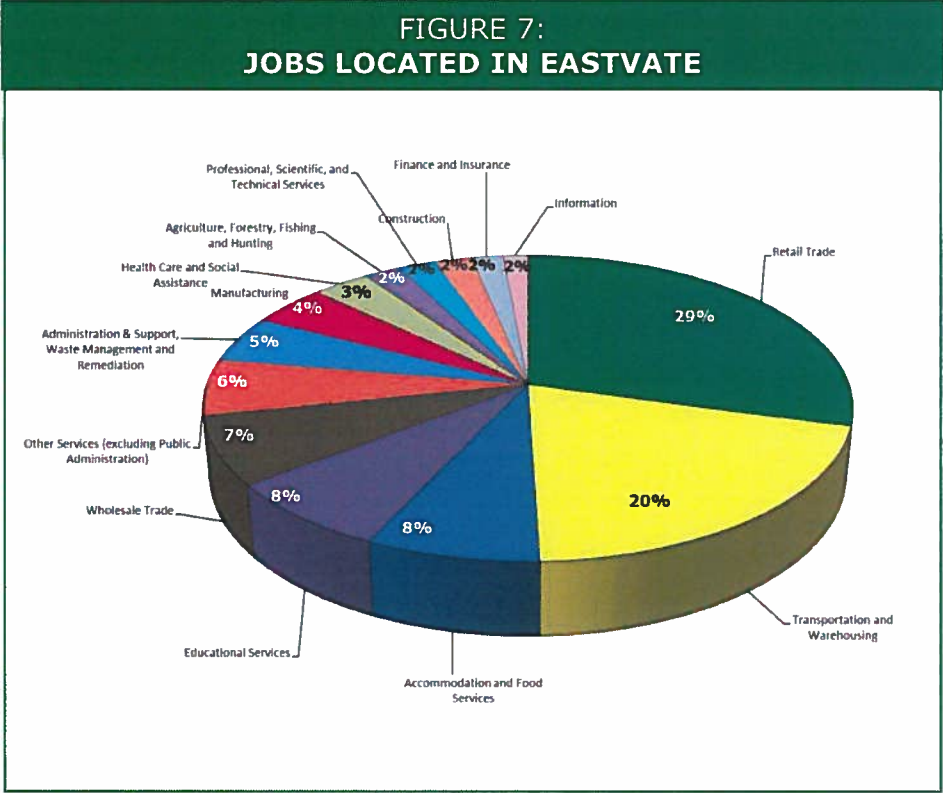
EASTVALE BUSINESS SETTING AND EMPLOYMENT TREND

While Table 3 ranks industries that attract Eastvale’s working population, Table 5 presents the types of businesses located in the city of Eastvale. (Where available, the table also identifies typical businesses in each category). Eastvale currently does not offer a diverse mix of businesses since it has a higher concentration of retail compared to other businesses. Retail is the largest business sector with nearly 30 percent of the jobs. This is augmented by 8 percent of the jobs in restaurants and food services. Transportation and Warehousing hires close to 20 percent of people that work in Eastvale. Food Services is the third largest business sector but includes a significantly lower employment share of 7.4 percent compared to Transportation and Warehousing. Educational Services and Wholesale Trade are the fourth and fifth major businesses and also account for close to 8 percent of the employment share.

**TABLE 5:
JOBS LOCATED IN EASTVALE (WITH BUSINESS EXAMPLES)**

		Count	Share
1	Retail Trade (<i>Home Depot, Von's, Kohl's, Walgreens, Staples, Best Buy, CVS</i>)	1,128	28.90%
2	Transportation and Warehousing (<i>DCS Logistics, OPC Trucking</i>)	774	19.90%
3	Food Services (<i>Applebee's, Taco Bell, Starbucks</i>)	289	7.40%
4	Educational Services (Local schools)	287	7.40%
5	Wholesale Trade (<i>Wal-Mart Distribution, Ingram Micro</i>)	282	7.20%
6	Other Services (excluding Public Administration)	227	5.80%
7	Administration & Support, Waste Management and Remediation	193	4.90%
8	Manufacturing (<i>Tell Manufacturing</i>)	168	4.30%
9	Health Care and Social Assistance (<i>Gateway Dental Group</i>)	128	3.30%
10	Agriculture (Dairies)	83	2.10%
11	Professional, Scientific, and Technical Services	81	2.10%
12	Construction	80	2.10%
13	Finance and Insurance	71	1.80%
14	Information	54	1.40%
15	Utilities	22	0.60%
16	Public Administration (<i>City of Eastvale</i>)	17	0.40%
17	Arts, Entertainment, and Recreation	13	0.30%
18	Mining, Quarrying, and Oil and Gas Extraction	1	0.00%
19	Real Estate and Rental and Leasing	1	0.00%
20	Management of Companies and Enterprises	0	0.00%

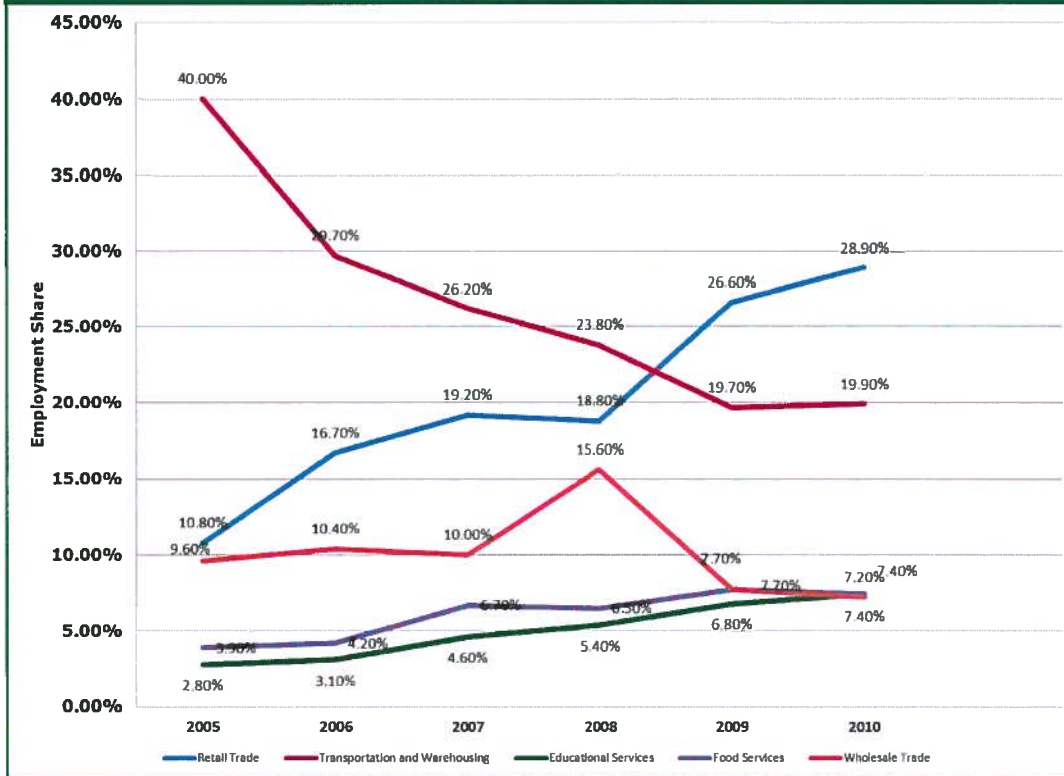
Source: ADE, Local Employment Dynamics OnTheMap



Source: ADE, Local Employment Dynamics OnTheMap

Figure 8 shows that retail trade increased in share through 2005, 2006, and 2007 before its mild decline in 2008. However, an increase of about 8 percent from 2008 to 2009 shows stabilization in retail growth. Retail businesses maintained their growth between 2009 and 2010 and gained another 3 percent increase in 2010, reaching close to 30% of the employment share in Eastvale. Other industrial land uses such as Transportation and Warehousing and Wholesale Trade showed a contrasting trend by declining in share within the five year period between 2005 and 2010. This is probably due in part to this sector remaining stable while retail employment was growing. Educational Services and Food Services Sectors have continued a mild increase over the same time period

**FIGURE 8:
EMPLOYMENT TRENDS FOR TOP FIVE BUSINESS TYPES IN
EASTVALE**



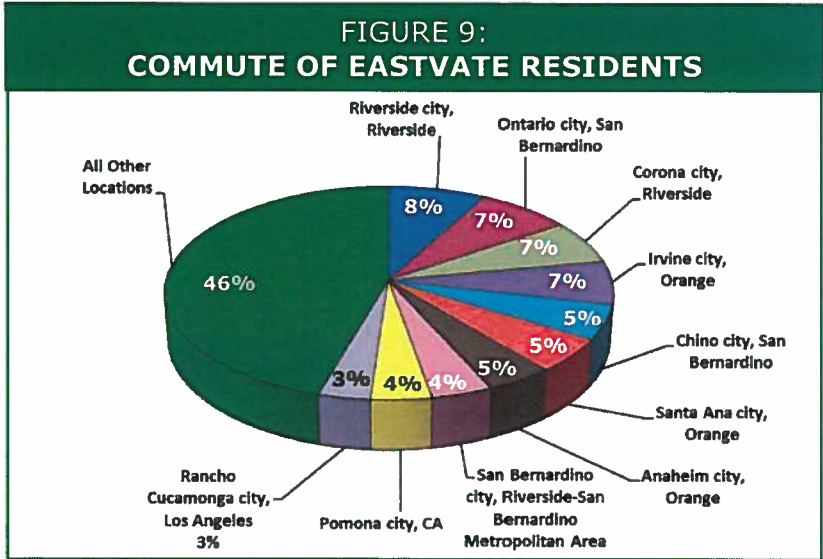
Source: ADE, Local Employment Dynamics OnTheMap, March 2013

LABOR FORCE COMMUTE PATTERNS

As mentioned before, Eastvale, defined as a census designated place by ACS, has 25,146 employed residents. According to Local Employment Dynamics (LED), 98 percent of the population commutes to other cities for work and only two percent are hired by businesses that are located in the Eastvale. Table 6 reports the top ten cities in the region that the labor force commutes to for work. Table 7, on the other hand, presents the top ten home destinations for workers who commute to Eastvale.

TABLE 6: COMMUTE DESTINATIONS FOR EASTVALE RESIDENTS		
City	County	Eastvale Labor force
Riverside	Riverside	7.9%
Ontario	San Bernardino	7.4%
Corona	Riverside	6.6%
Irvine	Orange	6.6%
Chino	San Bernardino	5.2%
Santa Ana	Orange	5.2%
Anaheim	Orange	4.3%
San Bernardino	Riverside-San Bernardino metropolitan area	4.0%
Pomona	Los Angeles	3.9%
Rancho Cucamonga	San Bernardino	3.4%
All Other Locations		45.5%

Source: ADE, Local Employment Dynamics OnTheMap



Source: ADE, Local Employment Dynamics OnTheMap

TABLE 7: HOME DESTINATION FOR WORKERS WHO COMMUTE TO EASTVALE		
City	County	Share
Riverside	Riverside	6.2%
Eastvale	Riverside	6.0%
Corona	Riverside	5.5%
Los Angeles	Los Angeles	4.0%
Fontana	San Bernardino	3.6%
Ontario	San Bernardino	3.5%
Rancho Cucamonga	San Bernardino	2.9%
Moreno Valley	Riverside	2.5%
Mira Loma	Riverside	2.1%
Rialto	San Bernardino	2.0%
San Bernardino	San Bernardino	1.9%
All Other Locations		60.0%

Source: ADE, Local Employment Dynamics OnTheMap

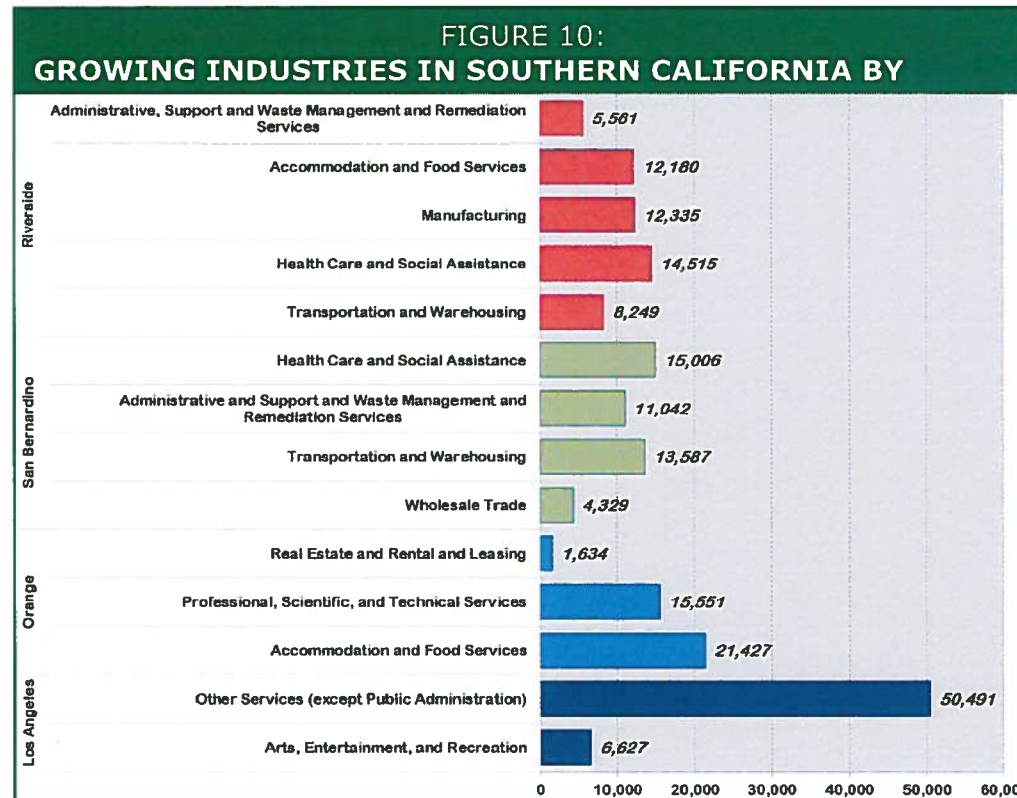
ANALYSIS OF BASE INDUSTRIES IN LOS ANGELES, ORANGE, SAN BERNARDINO, AND RIVERSIDE COUNTIES

ADE ranked the industries within the four counties of Los Angeles, Orange, San Bernardino, and Riverside County based upon two economic indicators – job growth between 2001 and 2011, and employment concentration relative to the state. Once the indicators were calculated, the industries were placed into one of four “quadrants.” These quadrants indicate the performance of a particular industry within the regional economy. Following is a description of the four “quadrants:”

- **Positive Job Growth – High Concentration:** Industries within this quadrant are considered growing economic base sectors. They are economic base industries that have a high growth rate and a high local concentration. They constitute the strength of the economy, and represent opportunities for growth in other areas such as supplier industries.
- **Positive Job Growth – Low Concentration:** This quadrant contains the emerging industries. These industries have shown accelerated growth, but are still small and have room for further expansion.

- **Negative Job Growth – High Concentration:** The declining economic base includes industry sectors that have a high local concentration but have a negative growth rate. These businesses have a concentration based on local comparative advantages, but the industry is weakening. They are large industries that have shown some recent vulnerability, and could be considered business retention targets.
- **Negative Job Growth – Low Concentration:** These industries do not have a notable regional presence and do not have growth prospects as strong as the industries in other quadrants. Industry sectors in this category would normally be considered targets only as part of a strategy to increase the local creation of products or services now being imported to strengthen a local industry cluster.

Using the above categories, the next section displays the industries that are growing as well as the small emerging industries. Although base industries are usually limited to manufacturing, warehousing, and technology companies, others are included here because of their importance and possible land use implications. The results of the analysis are summarized in Figure 10.



Source: ADE, based on Implan CEW.

GROWING BASE

Table 8 presents growing base industries, at the 3 digit NAICS Classification level, for the four counties under study. The largest growing industry in Los Angeles County was NAICS 512, Motion Pictures and Sound Recording Industries, employing 120,921 people regionally in 2011. Employment in this industry increased 21 percent between 2001 and 2011. During the same period, statewide employment in this industry also increased, though at a slower rate of 12 percent. In Orange County, NAICS 621, Ambulatory Health Care Services, was the largest growing industry employing 66,814 people regionally in 2011. Employment increased in this industry by 47 percent between 2001 and 2011, or 21,428 additional employees. This industry also had an increase of 37 percent at the state level, which is relatively a modest increase compared to its regional growth. Moreover, in San Bernardino County, NAICS code 561, or the Administrative and Support Services was the largest growing industry in the region. This industry increased its number of employees by 30 percent, employing 47,072 people in 2011. Conversely, the same industry had a decrease of 8 percent at the state level compared to 2001, losing 82,107 jobs by 2011. Finally, the Riverside County saw an increase of 35 percent in Food Services and Drinking Places in 2011 and reached 49,178 employees.

In Los Angeles County, the second largest growing industry is Merchant Wholesalers, Nondurable Goods, NAICS 424. This Industry employed 90,435 people in 2011, regionally, with a slow rate increase of 9 percent between 2001 and 2011. The percentage increase of employees at the state level is also at 9 percent. In Orange County, the Food Services and Drinking Places industry, NAICS 722, increased by 18 percent between 2001 and 2011 employing 115,235 people, regionally, in 2011. The statewide employment growth was also close to its regional figure at 15 percent. In San Bernardino County, the Ambulatory Health Care Services industry, NAICS 621, had an increase of 45 percent regionally, and 37 percent statewide. In 2011, this industry employed 27,943 in the region. Riverside County had an increase of 48 percent in the Ambulatory Health Care Services industry as its second largest growing industry. At the state level, the same industry had a modest increase of 37 percent. 25,797 people were regionally employed in 2011 by this industry.

In brief, in Orange County, San Bernardino County, and Riverside County the Ambulatory Health Care Services and Food Services and Drinking Places had considerable employment growth between 2001 and 2011 as growing base industries. The growing base industry types in the county of Los Angeles are different from the other three counties.

**TABLE 8:
GROWING ECONOMIC BASE INDUSTRIES²**

NAICS	2007 NAICS US Title	County Employment 2001	County Employment 2011	Location Quotient 2011	Change in Employment, 2001 to 2011	Percentage Change in Employment, 2001 to 2011	Shift-share
Los Angeles							
512	Motion Picture and Sound Recording Industries	99,333	120,921	3.09	21,588	21.7%	0.09
424	Merchant Wholesalers, Nondurable Goods	82,860	90,435	1.33	7,575	9.1%	0.00
711	Performing Arts, Spectator Sports, and Related Industries	26,866	29,545	1.75	2,679	10.0%	0.02
531	Real Estate	49,935	51,935	1.02	2,000	4.0%	0.01
483	Water Transportation	1,384	3,010	2.09	1,626	117.5%	0.94
485	Transit and Ground Passenger Transportation	11,679	12,626	1.23	947	8.1%	0.01
Orange							
621	Ambulatory Health Care Services	45,386	66,814	1.02	21,428.00	47.2%	0.10
722	Food Services and Drinking Places	97,464	115,235	1.06	17,771.00	18.2%	0.03
541	Professional, Scientific, and Technical Services	94,091	109,642	1.04	15,551.00	16.5%	0.08
531	Real Estate	24,894	28,873	1.54	3,979.00	16.0%	0.13
721	Accommodation	18,691	22,347	1.12	3,656.00	19.6%	0.18
339	Miscellaneous Manufacturing	16,148	19,090	2.35	2,942.00	18.2%	0.37
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	8,202	9,518	1.22	1,316.00	16.0%	0.32
525	Funds, Trusts, and Other Financial Vehicles	578	1,848	1.80	1,270.00	219.7%	1.98
561	Administrative and Support Services	108,904	109,757	1.31	853.00	0.8%	0.10
237	Heavy and Civil Engineering Construction	6,383	7,108	1.04	725.00	11.4%	0.35
486	Pipeline Transportation	36	350	1.26	313.65	871.3%	8.47
San Bernardino							
561	Administrative and Support Services	36,078	47,072	1.42	10,994	30.5%	0.39
621	Ambulatory Health Care Services	19,250	27,943	1.08	8,693	45.2%	0.08
722	Food Services and Drinking Places	37,765	45,274	1.05	7,509	19.9%	0.05
493	Warehousing and Storage	5,096	11,004	4.11	5,908	115.9%	1.03
484	Truck Transportation	12,182	17,429	4.13	5,247	43.1%	0.51

2 Table 8 provides a detailed list of growing base industries and emerging industries in the selected time frame. This table is sorted by percentage change in employment to demonstrate the fastest growing industries. The percent change is calculated by dividing the employment change between 2001 and 2011 by the employment in 2011. For this reason, some job sectors with a small employment number in 2001 have a higher percent change compared businesses with the highest employment change. For example, the Water Transportation industry in Los Angeles County has a percent change of 118 percent, but only a growth of 1626 employees. The Motion Pictures and Sound Recording industry had an increase of 21,588 employees which is only 21.7 percent. This shows that the Motion Picture and Sound Recording Industry grew faster than the Water Transportation industry. However, the location quotient and shift share still shows that Water Transportation is a primary source of employment and is concentrated more than other businesses and growing faster in Los Angeles than in other locations in the state.

622	Hospitals	16,760	20,434	1.39	3,674	21.9%	0.10
423	Merchant Wholesalers, Durable Goods	15,570	18,345	1.48	2,775	17.8%	0.33
488	Support Activities for Transportation	2,289	3,914	1.29	1,625	71.0%	0.68
221	Utilities	3,498	4,241	1.84	743	21.2%	0.15
492	Couriers and Messengers	5,122	5,749	2.53	627	12.2%	0.38
314	Textile Product Mills	528	664	1.96	136	25.8%	0.79
237	Heavy and Civil Engineering Construction	4,179	4,243	1.57	64	1.5%	0.25
Riverside							
722	Food Services and Drinking Places	36,231	49,178	1.26	12,947	35.7%	0.21
621	Ambulatory Health Care Services	17,353	25,797	1.10	8,444	48.7%	0.11
493	Warehousing and Storage	1,341	8,616	3.54	7,275	542.5%	5.30
561	Administrative and Support Services	26,817	32,014	1.07	5,197	19.4%	0.28
622	Hospitals	10,087	13,648	1.	3,561	35.3%	0.24
517	Telecommunications	2,462	5,884	1.73	3,422	139.0%	1.77
812	Personal and Laundry Services	3,831	5,526	1.08	1,695	44.2%	0.38
339	Miscellaneous Manufacturing	5,069	5,965	2.05	896	17.7%	0.37
454	Nonstore Retailers	693	1,489	1.14	796	114.9%	1.11
485	Transit and Ground Passenger Transportation	1,058	1,476	1.09	418	39.5%	0.32
484	Truck Transportation	3,946	4,253	1.11	307	7.8%	0.16
114	Fishing, Hunting and Trapping	34	58	3.54	24	71.55%	1.27

Source: ADE, based on Implan CEW

TABLE 9:
EMERGING INDUSTRIES

NAICS	2007 NAICS US Title	County Employment 2001	County Employment 2011	Location Quotient 2011	Change in Employment, 2001 to 2011	Percentage Change in Employment, 2001 to 2011	Shift- share
Los Angeles							
722	Food Services and Drinking Places	246,695	286,097	0.97	39,402	15.97%	0.93%
624	Social Assistance	47,090	59,555	0.99	12,465	26.47%	2.48%
713	Amusement, Gambling, and Recreation Industries	32,211	35,599	0.77	3,388	10.52%	2.20%
721	Accommodation	38,471	39,853	0.74	1,382	3.59%	1.61%
213	Support Activities for Mining	825	1,494	0.46	669	81.09%	40.49%
521	Monetary Authorities-Central Bank	5	451	0.92	446	8920.00%	8874.23%
486	Pipeline Transportation	450	605	0.81	155	34.44%	10.21%
487	Scenic and Sightseeing Transportation	592	603	0.60	11	1.86%	0.60%

Orange							
611	Educational Services	14,633	23584	0.828194	8951	0.611699583	0.27249
452	General Merchandise Stores	20,723	26976	0.918237	6253	0.301742026	0.077799
623	Nursing and Residential Care Facilities	15,802	21063	0.826865	5261	0.33293254	0.170638
622	Hospitals	26,067	31079	0.836441	5012	0.192273756	0.077354
624	Social Assistance	11,144	15246	0.689307	4102	0.368090452	0.128184
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	9086	11891	0.80498	2805	0.308716707	0.262868
493	Warehousing and Storage	4,207	5803	0.855894	1596	0.37936772	0.250932
221	Utilities	3,447	4015	0.688519	568	0.164780969	0.099719
446	Health and Personal Care Stores	9,819	10266	0.99215	447	0.045523984	0.070135
324	Petroleum and Coal Products Manufacturing	168	431	0.285986	263	1.56547619	1.622846
213	Support Activities for Mining	106	273	0.225642	167	1.575471698	1.169441
515	Broadcasting (except Internet)	1,426	1585	0.365464	159	0.111500701	0.186492
712	Museums, Historical Sites, and Similar Institutions	384	510	0.328923	126	0.328125	0.088418
212	Mining (except Oil and Gas)	109	111	0.211273	2	0.018348624	0.277566
San Bernardino							
541	Professional, Scientific, and Technical Services	13,011	19437	0.464586	6426	0.493889786	0.406089
624	Social Assistance	5,884	7648	0.87535	1764	0.299796057	0.059889
311	Food Manufacturing	4,164	5645	0.957405	1481	0.355667627	0.416767
524	Insurance Carriers and Related Activities	4,449	5581	0.784381	1132	0.2544392	0.378249
425	Wholesale Electronic Markets and Agents and Brokers	1,406	2420	0.64289	1014	0.721194879	0.106973
312	Beverage and Tobacco Product Manufacturing	172	993	0.587616	821	4.773255814	4.544566
522	Credit Intermediation and Related Activities	7,405	8166	0.842345	761	0.1027684	0.161163
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	4,298	5045	0.86458	747	0.173801768	0.127953
454	Nonstore Retailers	724	1215	0.84364	491	0.678176796	0.642937
481	Air Transportation	792	1240	0.757942	448	0.565656566	0.959739
531	Real Estate	4,284	4707	0.635101	423	0.098739496	0.063984
324	Petroleum and Coal Products Manufacturing	38	308.190688	0.517682	270	7.110281263	7.167651
515	Broadcasting (except Internet)	376	560	0.326874	184	0.489361702	0.564353
325	Chemical Manufacturing	2,281	2433	0.830849	152	0.06663744	0.167879
518	Data Processing, Hosting and Related Services	348	499	0.672395	151	0.433908046	1.170122
443	Electronics and Appliance Stores	2,145	2239.491891	0.891738	94	0.044052164	0.307525
721	Accommodation	3,605	3685	0.468309	80	0.022191401	0.002405
712	Museums, Historical Sites, and Similar Institutions	52	105	0.171431	53	1.019230769	0.779523
491	Postal Service	1	26	0.766331	25	25	23.60112
213	Support Activities for Mining	11	27	0.056494	16	1.454545455	1.048515
451	Sporting Goods, Hobby, Book, and Music Stores	2,728	2728.508109	0.95413	1	0.000186257	0.193585

Riverside							
541	Professional, Scientific, and Technical Services	10,879	16259	0.428232	5380	0.494530747	0.40673
424	Merchant Wholesalers, Nondurable Goods	4,548	7033	0.783926	2485	0.546394019	0.45543
624	Social Assistance	4,258	5954	0.750917	1696	0.398309065	0.158402
611	Educational Services	3,586	5131	0.502623	1545	0.430842164	0.091633
522	Credit Intermediation and Related Activities	5,334	6755	0.767812	1421	0.266404199	0.324799
423	Merchant Wholesalers, Durable Goods	9,427	10737	0.955371	1310	0.138962554	0.287744
425	Wholesale Electronic Markets and Agents and Brokers	914	1911	0.559411	997	1.090809628	0.476587
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	3,423	4316	0.815031	893	0.260882267	0.215033
524	Insurance Carriers and Related Activities	2,739	3416	0.529032	677	0.2471705	0.37098
312	Beverage and Tobacco Product Manufacturing	770	1307	0.852253	537	0.697402597	0.468713
333	Machinery Manufacturing	2,035	2502.980646	0.994462	468	0.229965919	0.553235
562	Waste Management and Remediation Services	785	1149	0.776499	364	0.463694268	0.28922
488	Support Activities for Transportation	987	1346.110465	0.487877	359	0.36384039	0.330265
334	Computer and Electronic Product Manufacturing	2,849	3179.019354	0.322466	330	0.115836909	0.466242
221	Utilities	1,331	1584	0.757725	253	0.190082645	0.12502
531	Real Estate	5,011	5245	0.779817	234	0.046697266	0.011942
322	Paper Manufacturing	555	729	0.918957	174	0.313513514	0.655293
324	Petroleum and Coal Products Manufacturing	94	166	0.307256	72	0.765957447	0.823327
113	Forestry and Logging	34	96.67295318	0.963131	63	1.843322152	2.075746
518	Data Processing, Hosting and Related Services	235	285	0.423173	50	0.212765957	0.94898
492	Couriers and Messengers	1,224	1269	0.614889	45	0.036764706	0.294682
313	Textile Mills	178	219	0.677478	41	0.230337079	0.65382
491	Postal Service	2	30.14253902	0.978975	28	14.07126951	12.67239
211	Oil and Gas Extraction	3	24.49056604	0.074934	21	7.163522013	7.029547
486	Pipeline Transportation	2	16.85746098	0.169838	15	7.42873049	7.186402
487	Scenic and Sightseeing Transportation	18	30	0.225011	12	0.666666667	0.654071

Source: ADE, based on Implan CEW

TARGET INDUSTRIES

In order to distinguish industries that best serve the purpose of an economic development strategic plan, ADE classified industries based on their portion of basic employment and their growth. Growing base industries make the best target industries. These industries include a considerable share of the local economic base industry and they have generally recovered their employment levels since the recession. In addition growing smaller industries which are not locally concentrated are considered as emerging industries that the City can support.

The focus of the target industry analysis is to identify business types that bring the opportunity for expansion or should be attracted to Eastvale. Business types that generate primary employment are fundamental for a prosperous economy. Retail and commercial services are not included in this section and are discussed in the retail analysis section.

TABLE 10: GROWING ECONOMIC BASE TARGET INDUSTRIES	
County Source	2007 NAICS US Industry Title
Los Angeles	
	Transit and Ground Passenger Transportation
	Real Estate
	Performing Arts, Spectator Sports, and Related Industries
	Merchant Wholesalers, Nondurable Goods
	Motion Picture and Sound Recording Industries
Orange	
	Heavy and Civil Engineering Construction
	Administrative and Support Services
	Funds, Trusts, and Other Financial Vehicles
	Securities, Commodity Contracts, and Other Financial Investments and Related Activities
	Miscellaneous Manufacturing
	Accommodation
	Real Estate
	Professional, Scientific, and Technical Services
	Ambulatory Health Care Services

	2007 NAICS US Title
San Bernardino	
	Heavy and Civil Engineering Construction
	Food Services and Drinking Places
	Textile Product Mills
	Couriers and Messengers
	Utilities
	Support Activities for Transportation
	Merchant Wholesalers, Durable Goods
	Hospitals
	Truck Transportation
	Warehousing and Storage
	Food Services and Drinking Places
	Ambulatory Health Care Services
	Administrative and Support Services
Riverside	
	Truck Transportation
	Transit and Ground Passenger Transportation
	Miscellaneous Manufacturing
	Personal and Laundry Services
	Telecommunications
	Hospitals
	Administrative and Support Services
	Warehousing and Storage
	Ambulatory Health Care Services
	Food Services and Drinking Places

Source: ADE, based on Implan CEW

TABLE 11:
EMERGING INDUSTRIES

County Source	2007 NAICS US Title
Los Angeles County	
	Scenic and Sightseeing Transportation
	Monetary Authorities-Central Bank
	Accommodation
	Amusement, Gambling, and Recreation Industries
	Social Assistance
	Food Services and Drinking Places
Orange County	
	Warehousing and Storage
	Broadcasting (except Internet)
	Educational Services
	Hospitals
	Nursing and Residential Care Facilities
	Social Assistance
	Museums, Historical Sites, and Similar Institutions
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
San Bernardino County	
	Support Activities for Mining
	Postal Service
	Museums, Historical Sites, and Similar Institutions
	Accommodation
	Data Processing, Hosting and Related Services
	Chemical Manufacturing
	Broadcasting (except Internet)
	Real Estate
	Air Transportation Related
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
	Credit Intermediation and Related Activities
	Beverage Manufacturing
	Wholesale Electronic Markets and Agents and Brokers
	Insurance Carriers and Related Activities
	Food Manufacturing

	Social Assistance
	Professional, Scientific, and Technical Services
	Merchant Wholesalers, Durable Goods
	Hospitals
	Truck Transportation
	Warehousing and Storage
	Food Services and Drinking Places
	Ambulatory Health Care Services
	Administrative and Support Services
Riverside County	
	Scenic and Sightseeing Transportation
	Postal Service
	Textile Mills
	Couriers and Messengers
	Data Processing, Hosting and Related Services
	Paper Manufacturing
	Real Estate
	Utilities
	Computer and Electronic Product Manufacturing
	Support Activities for Transportation
	Waste Management and Remediation Services
	Machinery Manufacturing
	Beverage Manufacturing
	Insurance Carriers and Related Activities
	Religious, Grantmaking, Civic, Professional, and Similar Organizations
	Wholesale Electronic Markets and Agents and Brokers
	Merchant Wholesalers, Durable Goods
	Credit Intermediation and Related Activities
	Educational Services
	Social Assistance
	Merchant Wholesalers, Nondurable Goods
	Professional, Scientific, and Technical Services

Source: ADE, based on Implan CEW

OFFICE AND INDUSTRIAL REAL ESTATE MARKETS

Tables 12 and 13 show recent office and industrial market conditions in the Inland Empire. The vacancy rate is decreasing steadily from 2010, for both types of development, but still remains relatively high in office space. The percentage change in vacant space in the industrial market between 2011 and 2012 is 3.88 percent. Industrial absorption for the overall Inland Empire was a positive 5,200,416 in 2012. This compares to a positive 16,218,910 sq. ft. in 2011 and a positive 11,109,022 sq. ft. in 2010.

**TABLE 12:
OFFICE MARKET OVERVIEW, INLAND EMPIRE**

	2012	2011	2010	Percentage of Change Vs. 2011
Vacancy Rate	15.67%	17.36%	18.01%	9.74%
Availability Rate	19.52%	21.00%	21.37%	7.05%
Average Asking Lease Rate	\$1.69	\$1.66	\$1.74	1.81%
Sales & Lease Transactions	2,645,974	2,275,212	2,342,623	16.30%
Gross Absorption	2,653,919	2,305,764	2,293,615	15.10%
Net Absorption	793,675	266,700	172,080	N/A

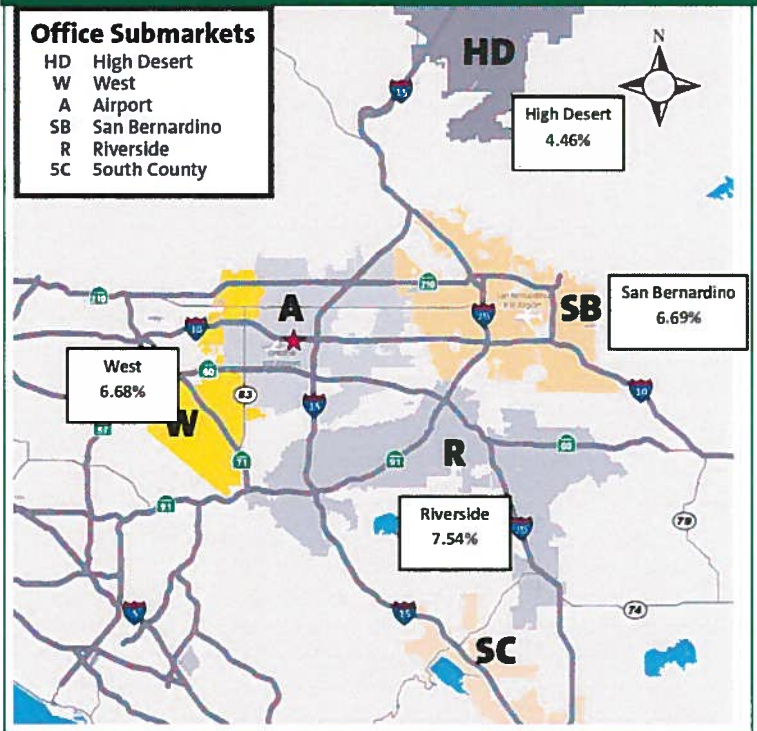
Source: ADE, Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**TABLE 13:
INDUSTRIAL MARKET OVERVIEW, INLAND EMPIRE**

	2012	2011	2010	Percentage of Change Vs. 2011
Vacancy Rate Below 100k SF	5.21%	6.24%	8.18%	16.51%
Vacancy Rate Above 100K SF	7.53%	5.56%	10.31%	14.79%
Vacancy Rate	6.70%	6.45%	9.54%	3.88%
Availability Rate	9.16%	11.13%	13.86%	17.70%
Average Asking Lease Rate	\$0.39	\$0.35	\$0.34	11.43%
Sales & Lease Transactions	46,517,122	55,218,844	64,617,114	15.76%
Gross Absorption	27,790,052	39,293,220	38,953,206	29.28%
Net Absorption	5,200,416	16,218,910	11,109,022	N/A

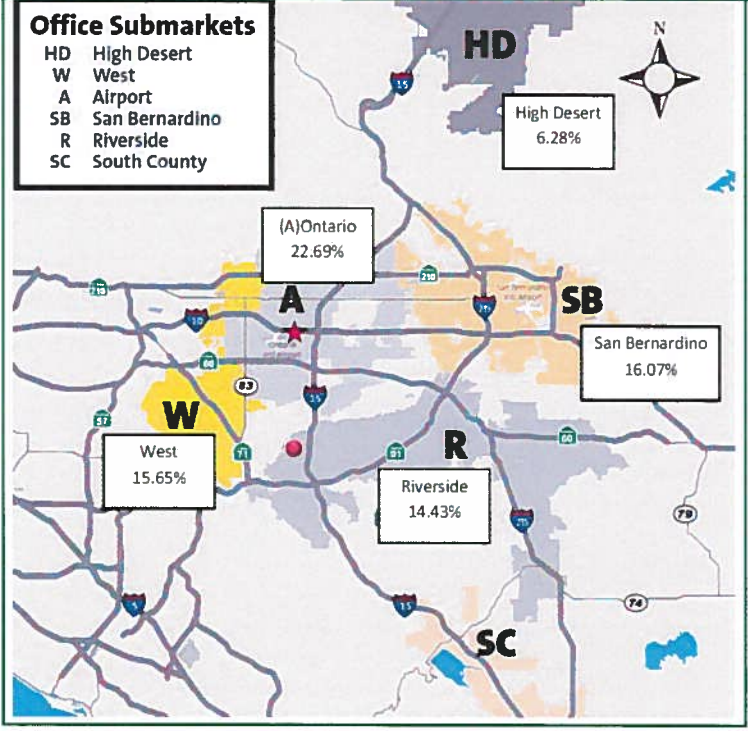
Source: ADE, Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**FIGURE 11:
INDUSTRIAL SUBMARKETS FOURTH QUARTER, 2012**



Source: Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**FIGURE 12:
OFFICE SUBMARKETS FOURTH QUARTER, 2012**



Source: Inland Empire Fourth Quarter 2012, VOIT Real Estate Services

**TABLE 14:
HOUSEHOLD COUNT BY INCOME RANGE, EASTVALE, CALIFORNIA**

Income Range	Households	Total Income	Average Income	Percent of Total
Under \$20,000	434	\$3,650,220	\$8,405	3.1%
\$20,000 to \$29,999	425	\$10,618,823	\$25,000	3.0%
\$30,000 to \$39,999	199	\$7,881,821	\$39,693	1.4%
\$40,000 to \$49,999	584	\$26,249,731	\$44,945	4.2%
\$50,000 to \$69,999	1,447	\$87,331,856	\$60,339	10.4%
\$70,000 to \$99,999	2,993	\$247,028,338	\$82,523	21.4%
\$100,000 to \$119,999	1,526	\$167,828,376	\$110,000	10.9%
\$120,000 to \$149,999	2,399	\$324,141,701	\$135,115	17.2%
\$150,000 and Over	3,961	\$751,009,066	\$189,609	28.4%
TOTAL	13,968	\$1,625,739,934	\$116,390	

Source: ADE, Data from American Community Survey, 5-Year Estimate

RETAIL MARKET ANALYSIS OVERVIEW

The retail market analysis consists of two main parts -- an estimate of household retail spending, and a comparison of overall spending potential and sales by Eastvale retail establishments. The household retail spending totals are calculated from an analytical model that estimates spending for 40 different store types and 100 product categories. The total retail sales data is an annual total and includes both taxable and non-taxable items.

Retail leakage represents the gap between household spending by Eastvale households and retail sales by local retail establishments. This leakage represents an existing shortfall, as well as an opportunity for both retail expansion and possible attraction. Based on the sales leakages, we conducted a preliminary calculation of the number of additional supportable stores by category in Eastvale. The primary calculations are based on the household count and income within the boundaries of Eastvale. We have also done a retail demand estimate for a five-mile radius market area around Eastvale, which takes in parts of Jurupa Valley, Norco, Corona, Chino and Ontario. However, in this large area we do not have existing sales data and have not prepared a supportable store analysis.

The retail demand model is based on consumer expenditure surveys published by the Bureau of Labor Statistics, correlated to merchandise line item spending by store type. The spending profiles are unique to each income category shown in Table above.

The resulting retail purchasing power by store type is shown in the first column of Table 15 below. This column shows that the annual retail spending by Eastvale residents totals about \$409 million. Please note that not all of this spending occurs in Eastvale. However, the next column shows existing retail sales from stores in Eastvale, based in part on taxable sales data provided by the City of Eastvale. The taxable sales data were adjusted to reflect total sales for categories with non-taxable items, such as grocery stores and drug stores, among others. The two right hand columns indicate the variances between demand and supply, whether in terms of sales leakages or local capture of regional demand from outside Eastvale. Sales leakages are instances where shares in Eastvale do not meet local demand. These are opportunities for new stores or expansions of existing stores. The right hand column shows instances where local store sales exceed local demand and they are comparing sales from surrounding communities or from freeway traffic.

**TABLE 15:
HOUSE RETAIL DEMAND COMPARED TO TOTAL RETAIL SALES IN EASTVALE**

Retail Group	Household Retail Demand	Total Retail Sales	Sales Leakages	Net Capture of Regional Sales
Total	\$409,871,861	\$511,255,087	\$184,402,796	\$285,786,021
Apparel Store Group	\$18,725,710	\$14,887,100	\$6,922,545	\$3,652,635
Women's Apparel	\$5,053,902	\$1,607,500	\$3,292,915	\$0
Men's Apparel	\$1,394,066	\$0	\$1,351,728	\$0
Family Clothing	\$8,736,492	\$12,123,800	\$0	\$3,652,635
Shoe Stores	\$3,541,250	\$1,155,800	\$2,277,902	\$0
General Merchandise Group	\$66,953,122	\$71,267,296	\$18,590,902	\$16,771,577
Department Stores	\$34,596,967	\$53,574,228	\$0	\$16,771,577
Other General Merchandise	\$19,919,315	\$7,607,774	\$13,581,471	\$0
Drug & Proprietary Stores	\$12,436,840	\$10,085,294	\$5,009,431	\$0
Specialty Retail Group	\$28,234,132	\$119,323,599	\$9,093,004	\$100,335,894
Gifts & Novelties	\$1,788,275	\$1,823,404	\$0	\$128,209
Sporting Goods	\$3,309,398	\$4,127,728	\$0	\$878,810
Florists	\$807,375	\$0	\$765,351	\$0

Retail Group	Household Retail Demand	Total Retail Sales	Sales Leakages	Net Capture of Regional Sales
Photographic Equipment	\$405,165	\$33,711,700	\$0	\$33,327,624
Records & Music	\$1,530,832	\$0	\$1,502,855	\$0
Books & Stationery	\$3,671,982	\$0	\$3,604,876	\$0
Office Supplies/Computer/Equip.	\$4,456,624	\$17,321,800	\$0	\$13,097,143
Jewelry	\$3,396,720	\$0	\$3,219,921	\$0
Other Specialty Retail	\$8,867,760	\$62,338,968	\$0	\$52,904,109
Food, Eating & Drinking Group	\$119,646,129	\$70,409,169	\$46,002,137	\$144,332,647
Grocery Stores	\$59,114,615	\$33,700,000	\$22,208,642	\$0
Specialty Food Stores	\$1,670,580	\$936,269	\$643,709	\$31,905,985
Liquor Stores	\$3,047,944	\$0	\$2,889,299	\$0
Eating Places	\$55,812,990	\$35,772,900	\$20,260,486	\$0
Building Materials and Home Furnishings Group	\$44,663,059	\$169,820,240	\$19,197,325	\$140,033,358
Furniture & Home Furnishings	\$13,051,170	\$0	\$13,328,215	\$0
Household Appliances & Electronics	\$8,507,087	\$40,421,700	\$0	\$30,596,788
Used Merchandise	\$951,071	\$0	\$901,568	\$0
Nurseries & Garden Supply Stores	\$4,449,233	\$0	\$4,406,192	\$0
Lumber & Other Building Materials	\$10,691,543	\$43,458,900	\$0	\$30,884,822
Home Centers & Hardware Stores	\$6,446,122	\$85,939,640	\$0	\$78,551,748
Paint & Wallpaper	\$566,833	\$0	\$561,350	\$0
Automotive Group	\$131,649,709	\$65,547,682	\$84,596,884	\$20,693,269
New Cars & RVs	\$75,847,425	\$0	\$74,319,991	\$0
Used Car Dealers	\$5,583,959	\$0	\$5,471,508	\$0
Gasoline Service Stations	\$43,268,482	\$63,543,182	\$0	\$20,693,269
Mobile Homes & Trailers	\$34,308	\$0	\$33,617	\$0
Auto Parts & Accessories	\$4,155,192	\$1,546,800	\$2,524,714	\$0
Other Vehicles	\$2,760,342	\$457,700	\$2,247,054	\$0

Source: ADE and City of Eastvale.

The number of new supportable stores in each retail category based on the leakage is shown in Table 16 below. The average store sales figures are based on data from the Urban Land Institute and the Census of Retail Trade escalated to current dollars. There can be wide variations in sales for individual brand name stores within each category, so the supportable stores figures are provided for general guidance only. Specific national chains may have other benchmarks to indicate sufficient demand for their particular stores.

**TABLE 16:
SUPPORTABLE NEW STORES BASED
ON ESTIMATED RETAIL SALES LEAKAGE**

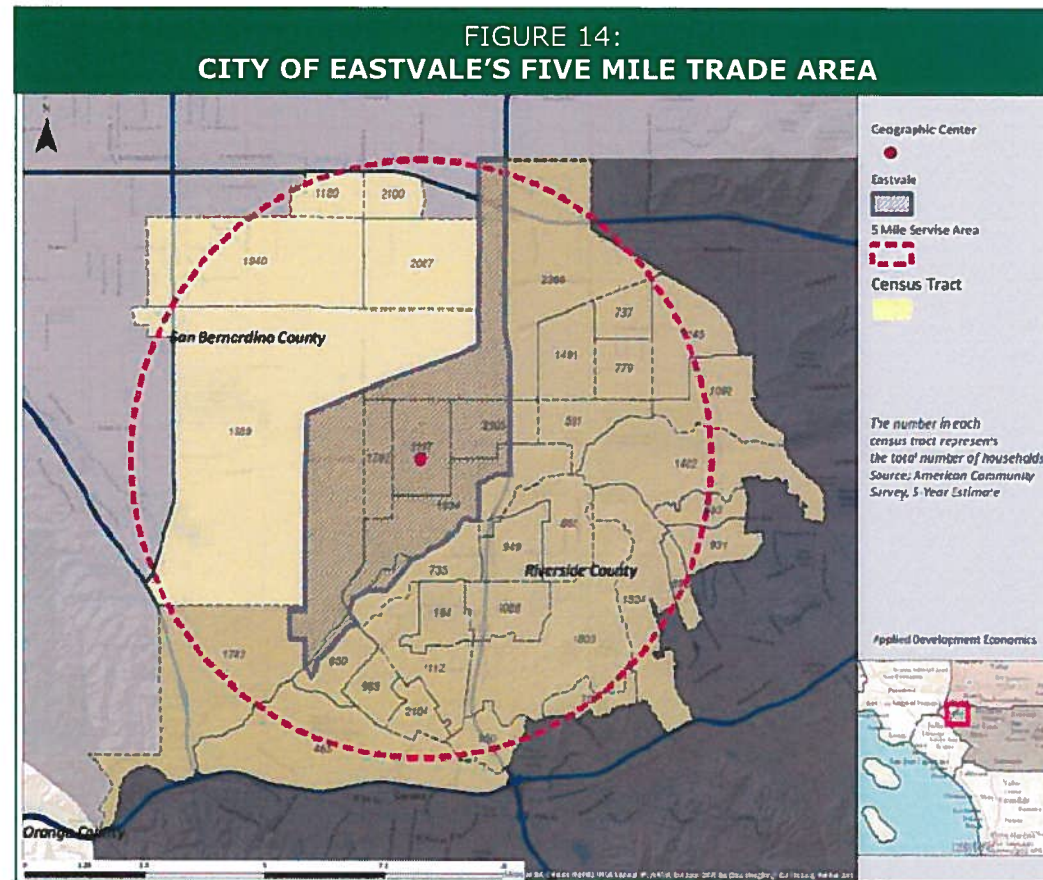
Retail Group	Sales Leakages	Benchmark Sales Per Establishment	Supportable New Stores
Total	\$184,402,796		72.4
Apparel Store Group	\$6,922,545		6.1
Women's Apparel	\$3,292,915	\$1,209,228	2.7
Men's Apparel	\$1,351,728	\$1,138,841	1.2
Family Clothing	\$0	\$3,301,672	0.0
Shoe Stores	\$2,277,902	\$1,047,919	2.2
General Merchandise Group	\$18,590,902		10.4
Department Stores	\$0	\$27,231,333	0.0
Other General Merchandise	\$13,581,471	\$1,434,885	9.5
Drug & Proprietary Stores	\$5,009,431	\$5,333,229	0.9
Specialty Retail Group	\$9,093,004		7.8
Gifts & Novelties	\$0	\$571,422	0.0
Sporting Goods	\$0	\$3,215,139	0.0
Florists	\$765,351	\$351,929	2.2
Photographic Equipment	\$0	\$2,175,566	0.0
Records & Music	\$1,502,855	\$1,174,026	1.3
Books & Stationery	\$3,604,876	\$2,252,848	1.6
Office Supplies/Computer/Equip.	\$0	\$2,377,091	0.0
Jewelry	\$3,219,921	\$1,169,318	2.8
Other Specialty Retail	\$0	\$1,088,697	0.0
Food, Eating & Drinking Group	\$46,002,137		30.0
Grocery Stores	\$22,208,642	\$7,975,198	2.8
Specialty Food Stores	\$643,709	\$723,752	0.9
Liquor Stores	\$2,889,299	\$1,280,056	2.3
Eating Places	\$20,260,486	\$841,488	24.1
Building Materials and Home Furnishings Group	\$19,197,325		11.2
Furniture & Home Furnishings	\$13,328,215	\$1,843,725	7.2
Household Appliances & Electronics	\$0	\$2,381,549	0.0
Used Merchandise	\$901,568	\$578,527	1.6
Nurseries & Garden Supply Stores	\$4,406,192	\$2,144,199	2.1

Retail Group	Sales Leakages	Benchmark Sales Per Establishment	Supportable New Stores
Nurseries & Garden Supply Stores	\$4,406,192	\$2,144,199	2.1
Lumber & Other Building Materials	\$0	\$3,279,398	0.0
Home Centers & Hardware Stores	\$0	\$21,520,322	0.0
Paint & Wallpaper	\$561,350	\$1,419,496	0.4
Automotive Group	\$84,596,884		6.8
New Cars & RVs	\$74,319,991	\$30,667,358	2.4
Used Car Dealers	\$5,471,508	\$2,787,147	2.0
Gasoline Service Stations	\$0	\$4,209,379	0.0
Mobile Homes & Trailers	\$33,617	\$6,822,726	0.0
Auto Parts & Accessories	\$2,524,714	\$1,377,195	1.8
Other Vehicles	\$2,247,054	\$3,597,267	0.6

Source: ADE Inc., based on average store sales data from ULI and the Census of Retail Trade.

FIVE MILE RADIUS MARKET AREA

Figure 14 below indicates the five-mile trade area for Eastvale. Table 4 shows the number of households and the income profile for this area. Based on these income characteristics, we have estimated total retail demand for this area, as shown in Table 17. Total retail demand is estimated at about \$1.5 billion annually, compared to just under \$0.5 billion for Eastvale proper. Although there are existing retail centers in some of these areas, the main retail centers in Eastvale are within easy freeway proximity to the residential neighborhoods within the five-mile trade area.



**TABLE 17:
HOUSEHOLD COUNT BY INCOME RANGE,
FIVE MILE RADIUS SERVICE AREA, EASTVALE, CALIFORNIA**

Income Range	Households	Total Income	Average Income	Percent of Total
Under \$20,000	3,368	\$36,973,621	\$10,978	7.3%
\$20,000 to \$29,999	2,366	\$59,155,790	\$25,000	5.1%
\$30,000 to \$39,999	3,504	\$120,470,441	\$34,378	7.6%
\$40,000 to \$49,999	3,100	\$141,432,929	\$45,630	6.7%
\$50,000 to \$69,999	6,841	\$410,461,541	\$59,998	14.7%
\$70,000 to \$99,999	9,324	\$797,583,844	\$85,544	20.1%
\$100,000 to \$119,999	4,971	\$546,841,934	\$110,000	10.7%
\$120,000 to \$149,999	5,521	\$740,560,367	\$134,124	11.9%
\$150,000 and Over	7,416	\$2,740,611,310	\$369,541	16.0%
TOTAL	46,412	\$5,594,091,776	\$120,531	

Source: ADE, American Community Survey, 5-Year Estimates

**TABLE 18:
RETAIL DEMAND WITHIN FIVE MILE TRADE
AREA, EASTVALE, CA**

Retail Group	Household Retail Demand
Total	\$1,444,911,175
Apparel Store Group	\$64,270,229
Women's Apparel	\$17,191,418
Men's Apparel	\$4,773,527
Family Clothing	\$29,906,998
Shoe Stores	\$12,398,287
General Merchandise Group	\$259,534,607
Department Stores	\$129,292,039
Other General Merchandise	\$75,582,301
Drug & Proprietary Stores	\$54,660,267

Retail Group	Household Retail Demand
Specialty Retail Group	\$97,921,098
Gifts & Novelties	\$5,963,994
Sporting Goods	\$11,129,334
Florists	\$2,658,990
Photographic Equipment	\$1,316,168
Records & Music	\$5,243,943
Books & Stationery	\$12,349,800
Office	\$14,637,792
Supplies/Computer/Equip.	
Jewelry	\$11,343,558
Other Specialty Retail	\$33,277,518
Food, Eating and Drinking Group	\$415,313,679
Grocery Stores	\$201,362,359
Specialty Food Stores	\$5,689,909
Liquor Stores	\$10,305,402
Eating Places	\$197,956,010
Building Materials and Home Furnishings Group	\$154,113,349
Furniture & Home Furnishings	\$45,932,955
Household Appliances & Electronics	\$29,482,557
Used Merchandise	\$3,146,855
Nurseries & Garden Supply Stores	\$15,396,629
Lumber & Other Building Materials	\$36,162,452
Home Centers & Hardware Stores	\$22,030,993
Paint & Wallpaper	\$1,960,909

Retail Group	Household Retail Demand
Automotive Group	\$453,758,212
New Cars & RVs	\$257,583,215
Used Car Dealers	\$18,957,759
Gasoline Service Stations	\$153,475,421
Mobile Homes & Trailers	\$121,150
Auto Parts & Accessories	\$14,391,187
Other Vehicles	\$9,229,478

APPENDIX D: BROADBAND

Reported Broadband Service and Speeds for Services Providers in the Eastvale Area, California Public Utilities Broadband Interactive Map, as of June, 2012.

In addition to providing information for residents for California residents to be able to access information about the broadband services available to them, it is used to inform public policies intended to make sure broadband is available throughout California, and to promote digital literacy and broadband usage. Data collected by the CPUC is also used by the federal government for the same policy purposes. The limitations of the data are described below.

Eastvale's goals include optimizing the City's economic development potential and providing high quality public facilities and infrastructure. High speed Internet connectivity (broadband) is an essential 21st infrastructure and business climate asset. The need to improve broadband access and capacity was identified by businesses, residents and the City during the strategic planning process. Cell phone coverage is also variable.

What exactly is broadband? The broadband information the PUC collects is determined by NTIA's Notice of Funds Availability (NOFA) July 8, 2009 which defines broadband as a "two-way data transmission to and from the Internet with advertised speeds of at least 768 kilobits per second (kbps) downstream and at least 200 kbps upstream to end users." Further, only when new service requests can be provisioned within a normal service interval of 10 days or fewer is service considered "available." Thus, most business services are not represented on the Map, as they generally take longer to be provisioned. The PUC's minimum service benchmark is at least one provider offering 6 Mbps down and 1.5 Mbps up. The minimum speeds defined by the NTIA and PUC are not considered to be those which are optimum for a 21st century economy, and for many of the new uses and demands on infrastructure and capacity that are rapidly coming into the marketplace.

How accurate is the Map's representation of broadband availability? It is important to understand that the map is not accurate down to the individual household. Rather, the Map uses the smallest geographic area established by the U.S. Census Bureau – the "census block." Data is collected at the census block level for census blocks 2 square miles or smaller. For larger census blocks, the PUC collects data at the road segment level. So, if the census block (or portion of a street) in which you live is shown as served, that means there is service somewhere by at least one provider that includes at least one address in the same census block (or street segment) in which you live. The Map will provide a link to the web site of each provider in the area so that you can further research the availability, speed, quality and prices of service available to you.

The PUC's data will be continuously improved in many ways. For example, providers will update their data every 6 months as the area and technical aspects of their service changes. New providers will be added as they enter the market and make themselves known to us. The PUC will be introducing new and better verification techniques, and will soon be rating each provider's data on a reliability scale.

PUC Disclaimer: While every effort has been made to produce an interactive map that is both accurate and current, it is possible that some information might not reflect actual available broadband service. The Map is a very good starting point, but neither the PUC nor the providers can warrant the accuracy of the data. Because of this, the Map may show service available within a given census block although not all addresses within that census block have to access the service. Other factors such as hills or foliage may affect wireless broadband access in certain areas even though service is available. Finally, while the PUC shows satellite providers available throughout the state, the ability to receive a usable signal at any given location will depend on having a direct view of the sky where the satellite orbits.

One of the PUC's programs intended to support the development of, access to and adoption of broadband technologies is through a network of regional broadband consortia, which are currently in the process of identifying critical gaps and strategies to improve broadband infrastructure, access and use in underserved areas, and to support economic development. Eastvale is located in the consortium that includes Riverside and San Bernardino counties - the Inland Empire Broadband Consortium: Smart Riverside is the fiscal agent for the consortium and manager for Riverside County (see www.iebroadband.com).

EASTVALE SERVICE PROVIDERS AND LEVELS OF SPEED

The following is PUC information on service providers, speeds and technologies for the Eastvale area surrounding the location of City Hall, 12363 Limonite Ave, Eastvale, CA, 91752. See Link to Map of Broadband Speeds (State Broadband Mapping Program) - <http://www.broadbandmap.ca.gov/v2.0/>.

According to the PUC data, there are eight fixed and mobile providers for this area of the City (three fixed and five mobile) and four satellite providers, for residential service. The "fixed" category includes all those services which are delivered to a particular, stationary location. Such services are provided using several different technologies, including "wireline" technologies such as xDSL, Cable Modem, or Fiber to the Home. These technologies use wires or cables that make a physical connection from the provider to the user. However, "fixed wireless" solutions use wireless radio waves at a particular frequency, such as Wi-Fi, to make a "point-to-point" connection between the provider and the user at a fixed location.

By contrast, the "mobile" category includes "wireless" technologies, such as 2G, 3G or 4G to provide service to users who can receive a broadband signal while the user is in motion. The "satellite" category includes those providers who use a connection via satellite to the customer to provide service. Each technology has its own speed and quality characteristics. The best solution for any individual depends on availability, speed, whether mobility is required, and a host of other factors, including price. There may be some different providers for business services.

Most of the providers had levels of speed for residential service that was at or just above the minimum PUC or NTIA (federal) levels. Only one provider, Charter Communications, Inc., had speed levels that were significantly higher. The information is summarized below for each provider. Similar information can be obtained for the remainder of the City and surrounding areas.

Available Service Providers by Type, Advertised Speed and Technology in Eastvale City Hall Area:

Fixed
Mobile
Satellite
Boundaries

CHARTER COMMUNICATIONS INC. - FIXED

Maximum Advertised Downstream Speed: Greater than or equal to 100 mbps and less than 1 gbps
Maximum Advertised Upstream Speed: Greater than or equal to 3 mbps and less than 6 mbps
Technology Type: Cable Modem - DOCSIS 3.0 Down
Contact: <http://www.charter.com>

AT&T California - FIXED

Maximum Advertised Downstream Speed: Greater than or equal to 10 mbps and less than 25 mbps
Maximum Advertised Upstream Speed: Greater than or equal to 1.5 mbps and less than 3 mbps
Technology Type: Optical Carrier/Fiber to the End User
Contact: <http://www.att.com>

MegaPath - FIXED

Maximum Advertised Downstream Speed: Greater than or equal to 10 mbps and less than 25 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 10 mbps and less than 25 mbps

Technology Type: Other Copper Wireline

Contact: <http://www.megapath.com>

T-Mobile - MOBILE

Maximum Advertised Downstream Speed: Greater than or equal to 10 mbps and less than 25 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 1.5 mbps and less than 3 mbps

Technology Type: Terrestrial Mobile Wireless

Contact: <http://www.t-mobile.com>

Verizon Wireless - MOBILE

Maximum Advertised Downstream Speed: Greater than or equal to 10 mbps and less than 25 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 3 mbps and less than 6 mbps

Technology Type: Terrestrial Mobile Wireless

Contact: <http://www.verizonwireless.com>

AT&T Mobility - MOBILE

Maximum Advertised Downstream Speed: Greater than or equal to 3 mbps and less than 6 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 1.5 mbps and less than 3 mbps

Technology Type: Terrestrial Mobile Wireless

Contact: <http://www.att.com>

MetroPCS - MOBILE

Maximum Advertised Downstream Speed: Greater than or equal to 768 kbps and less than 1.5 mbps

Maximum Advertised Upstream Speed: Greater than 200 kbps and less than 768 kbps

Technology Type: Terrestrial Mobile Wireless

Contact: <http://www.metropcs.com>

Sprint - MOBILE

Maximum Advertised Downstream Speed: Greater than or equal to 768 kbps and less than 1.5 mbps

Maximum Advertised Upstream Speed: Greater than 200 kbps and less than 768 kbps

Technology Type: Terrestrial Mobile Wireless

Contact: <http://www.sprint.com>

ViaSat Communications - SATELLITE

Maximum Advertised Downstream Speed: Greater than or equal to 10 mbps and less than 25 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 3 mbps and less than 6 mbps

Technology Type: Satellite

Contact: <http://www.viasat.com>

Skycasters, LLC - SATELLITE

Maximum Advertised Downstream Speed: Greater than or equal to 6 mbps and less than 10 mbps

Maximum Advertised Upstream Speed: Greater than or equal to 1.5 mbps and less than 3 mbps

Technology Type: Satellite

Contact: <http://www.skycasters.com/>

Hughes.net - SATELLITE

Maximum Advertised Downstream Speed: Greater than or equal to 1.5 mbps and less than 3 mbps

Maximum Advertised Upstream Speed: Greater than 200 kbps and less than 768 kbps

Technology Type: Satellite

Contact: <http://www.hughesnet.com/>

Starband - SATELLITE

Maximum Advertised Downstream Speed: Greater than or equal to 768 kbps and less than 1.5 mbps

Maximum Advertised Upstream Speed: Greater than 200 kbps and less than 768 kbps

Technology Type: Satellite

Contact: <http://www.starband.net>

County Name: RIVERSIDE
Zip Code: 91752
Full Census Tract Code: 06065040615
OBJECTID_12:314026
Census Block Square Mileage: 0.165
FullFIPS/Census Block Code: 060650406151001
Census Block Population 2010:842
Census Block Households 2010:248
Service: Served
Average Downstream Speed (mbps):18.067
Average Upstream Speed (mbps):2.6125
Number of Providers: 8
OBJECTID: 371421
Census Block Population Density 2010 (Sq.Mi.): 5,103.5204
State Senate District Number: 31
State Assembly District Number: 71
Congressional District Number: 44

This is the link to the methodology for the CPUC Broadband Map: <http://www.broadbandmap.ca.gov/>. Optional Survey. The Map gives you the opportunity to give the PUC feedback about broadband service at your location. Residents are urged to join the PUC in making improvements to the Map by providing the PUC with more information through your participation.



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

SUBJECT: ECONOMIC DEVELOPMENT PROGRAM

RECOMMENDATION: PROVIDE DIRECTION ON LEVEL OF ECONOMIC DEVELOPMENT FOR FISCAL YEAR 2013-14

BACKGROUND:

At the City Council meeting of April 24, 2013, Council asked for staff to provide options regarding an Economic Development program for fiscal year 2013-14.

DISCUSSION:

Economic Development is a two-pronged approach. The first step is retention of the existing businesses in the City. It is much more difficult to attract a new business than to retain an existing business. The second step is to seek out and engage new businesses to open in Eastvale. The current economic development program in the City is more reactive than proactive. No one position is dedicated solely to economic development and the tasks are shared by a number of staff members.

Existing Businesses

Shop Eastvale

A Shop Eastvale campaign will provide our business community with another avenue to promote and gain customers. This program emphasizes the importance of shopping in Eastvale and gives merchants and the community an incentive to stay local. The Eastvale Chamber of Commerce is interested in working with the City on this type of program.

Business Visitation – store fronts

In order to retain existing businesses, it is important to get to know who they are, what their business needs are and, how the City can assist and put names with faces. This program will allow City staff to meet with the business owner(s) and understand their needs; allow staff to

update the business on issues that may affect them and work together to solve issues as they arise. It is recommended that a Council Member and staff make the visit.

Business Visitation – home occupation

The City has a variety of home occupation uses. These are typically small business owners who work out of the home. Many small businesses fail as they do not have the tools or resources that many larger businesses have. These types of businesses may benefit from the mentoring and consulting services of the Small Business Development Center (SBDC).

Small Business Development Center

The Inland Empire Small Business Development Center (SBDC) provides a variety of services for the small business owner including: no-cost one-on-one business consulting assisting with certifications at the Federal and State level, locating bid opportunities, finances, and training opportunities. Should City Council like a presentation, SBDC representatives would be happy to come to a City Council meeting. Exhibit A is information on the services the SBDC provides.

International Business Association (IBA)

The City was recently approached by the International Business Association whose mission is to promote the education of businesses, people, and organizations around the globe. The principle driving force behind IBA global is the notion that by sharing knowledge with one another, businesses flourish. This firm would like to offer classes to the business community in how to trade internationally. Exhibit B is information on the services IBA provides. Representatives are available to provide a Council presentation.

Chamber of Commerce

Strengthen the ties between the City and the Eastvale Chamber of Commerce. The Eastvale Chamber of Commerce is three years old. This is one spot where the City can work with a number of businesses in the community. The Chamber has been open to allowing the City to speak at their monthly luncheons and get the word out regarding activities going on in the community. The Chamber was instrumental in hosting the 1st and 2nd Annual State of the City events for the community.

New Business Attraction

The City's draft strategic plan outlines a number of strategies to improve and enhance the City's economic development program for attracting new businesses. New business strategies are discussed below. The costs associated with each option would be further refined, for consideration in the 2013-14 budget.

- Short term expansion supplement existing programs with consultants - \$20K-50K

- Expand Planning Director position to be Community Development and Economic Development Director combining the functions of planner and economic development director - unknown
- Hire new Economic Development Specialist \$60K-\$105K
- Establish clear vision and priorities for Economic Development
- Identify priority targets for business attraction that can broaden the diversity of the business base
- Refine and develop marketing strategy
- Work with developers and land owners to encourage and increase the availability of commercial, light industrial and flex space
- Encourage “green” development
- Survey home based businesses to determine needed technical support
- Plan for more diverse housing mix to support recent college graduates entry into the workforce
- Design and implement a communications and marketing program \$45K
- Develop a digital Eastvale \$2,500
- Create a dedicated Economic Development website separate from existing City website \$12,500
- Establish regular communication with Eastvale businesses through electronic newsletter
- Create quarterly newsletter for developers and site selectors
- Continue to press USPS to establish a zip code for Eastvale
- Press on-line mapping services to recognize Eastvale
- Apply for awards to gain recognition for City \$750
- Expand City’s existing information packet \$2,000
- Establish a rapid response program for “faster” review time for project development
- Encourage commercial and retail property landlords to list current information about available properties on the City’s dedicated Economic Development website
- Develop clear strategy to leverage benefits of Silverlakes project
- Support local control of Ontario Airport
- Explore feasibility of attracting entertainment venues to Eastvale
- Develop attractive and compelling recreation environment with JCSD to make Eastvale a destination.
- Develop an incentive program should the City need to incentivize a project in order to keep the development in Eastvale or attract the development and finalize a deal.
- Develop and/or provide additional support of large-scale regional, annual events in Eastvale. i.e. Picnic in the Park, Eastvale 5K, Fall Festival, etc.

FISCAL IMPACT:

The City may choose to implement any number of programs to enhance the City’s economic development efforts. The Shop Eastvale, business visitation, Chamber of Commerce membership, and the SBDC have been included in the proposed FY 2013-14 budget. Should City Council choose to add additional economic development programs they will be included in the final budget proposal.

<u>Program</u>	<u>Estimated Costs</u>
Shop Eastvale	\$2,000
Business Visitation	Staff time
Chamber of Commerce	\$500
SBDC	\$15,000
IBA	\$500-\$1,000
Consultants	\$20,000-\$50,000
Economic Development Specialist	\$60,000-\$105,000
Communication & Marketing	\$45,000
Dedicated Website	\$12,500
Digital Eastvale	\$2,500
Awards	\$750
Update information packet	\$2,000

ATTACHMENTS:

1. Exhibit A – Draft Scope of Work - SBDC
2. Exhibit B – Global Perspective on International Trade Series - IBA

Prepared by: Carol Jacobs, City Manager
Reviewed by: John Cavanaugh, City Attorney

SCOPE OF WORK

Inland Empire Small Business Development Center (IESBDC) Services to City of Eastvale

Small business owners need assistance in maintaining and growing their operations. They need access to experience, knowledge, information, and resources. The Inland Empire SBDC will bridge these gaps by offering its services to the City of Eastvale. SBDC clients will receive assistance in developing feasible business plans, accessing available capital, identifying appropriate resources, performing financial analysis, and strengthening their processes. IESBDC is a program of University Enterprises Corporation at CSUSB and Inland Empire Center for Entrepreneurship (IECE).

Small business owners will benefit from SBDC assistance in the following ways:

1. They will receive confidential, no-cost, one-on-one counseling. Business Consultants will work alongside the business owner to identify their project, and help them develop a process or structure to achieve the desired outcome. This may yield a funded loan application, completed marketing plan, or government contract. Economic development from counseling activities may come in the form of increased sales, newly created jobs, retained jobs, or approved funding requests.
2. They will have access to Specialized Consultants.
 - a. Obtaining government contracts is a leading area in which small business owners see an opportunity for expansion. The SBDC's government contracting specialist will assist business owners in getting Certified on the State and Federal level, getting on Approved Vendor lists, locating bid opportunities, and preparing and winning government contracts.
 - b. Managing the finances of a small business plays a large role in its success. Knowing where it stands in regards to its financial performance is key. To assist business owners with getting a clearer understanding of their financials, the SBDC utilizes a QuickBooks ProAdvisor. This specialist travels to various service locations to ensure that all business owners, have the right tools.
3. They will have the opportunity to attend informative, interactive workshops on a wide range of relevant small business topics. At various points throughout the service territory, the SBDC will conduct seminars on topics such as financing, business plan preparation, marketing, financial analysis, taxation (employee and business), and human resources. SBDC workshops are taught by experts in the individual subject matter; these facilitators can also serve as local resources for the small business owner.

Existing Businesses Services

- Intake assessment – gives specific information about how well the business is being managed. Owners respond to questions about organizational form, marketing, production, budgeting, strategic and tactical planning and staff engagement
- Evaluation – in general the evaluation is intended to target items which are highest priority (urgency, size, resources) and the owner(s) desires. It is hoped that the assessment will get owner and SBDC staff in agreement as to priority.
- Scope of Work agreement – signed by both parties that spells out action plan along with expected outcomes that include: job creation/retention, business expansion, additional financing, marketing or business plan development, QuickBooks implementation or pursuit of certification and registration for government contracting opportunities.
- Scheduling of work to be done by both parties with timelines and resource allocation.
- Monitoring of activity by both client and SBDC.
- Reporting on results to interested parties (keeping in accordance with confidentiality requirements).
- Success stories generate to reflect the impact of investments made by City of Eastvale, Small Business Administration and others.
- If client wants to continue services, a new Scope of Work is developed.

Startup Businesses Services

- Initial intake – examination of what prospective business owner has done to date.
- Entrepreneurial Assessment – use of web based tool to assess the individual capacity and inclination towards self-employment and business ownership.
- Business Startup Boot Camp – intensive review in classroom format of what it takes to start and operate a successful enterprise.
- Financing and Financial Literacy Workshop – training designed to help business owners understand what it takes to get financed and how bankers evaluate loan proposals.
- Business Feasibility Assessment – rough cut look at whether there exists a ready market for the goods and services being offered at pricing that allow for profit.
- Business Plan (if not in place) Development – work with individual SBDC staff to create a narrative and financial projections that accurately explains the business purpose and operations.
- Scope of Work agreement – signed by both parties that spells out action plan along with expected outcomes that include: job creation/retention, business expansion, additional financing, marketing or business plan development, QuickBooks implementation or pursuit of certification and registration for government contracting opportunities.
- Scheduling of work to be done by both parties with timelines and resource allocation.
- Monitoring of activity by both client and SBDC.
- Reporting on results to interested parties (keeping in accordance with confidentiality requirements).
- Success stories generate to reflect the impact of investments made by City of Eastvale, Small Business Administration and others.
- If client wants to continue services, a new Scope of Work is developed.

Each group would have access to staff via phone, e-mail and in person (by appointment) to respond to specific needs.

Client activity will be tracked using WebCATS (Client Activity Tracking System) which is used to record training taken, counseling sessions, economic impact and certifications achieved.

Service Delivery

- Staffing – IESBDC will provide a consultant who will work one day per week at an agreed upon location in the City of Eastvale.
- Consulting – IESBDC consultant will conduct one-on-one counseling sessions by appointment and via walk-in when possible.
- Training – IESBDC will deliver one workshop per month. The topics of workshops shall be mutual agreement with City of Eastvale. Topics may include:
 - Startup
 - Business Plan writing
 - Marketing and advertising
 - Social Media
 - Employer taxes
 - Financing – SBA and non-SBA loans
 - Human resources related topics
 - Government contracting
 - Home-based business
- Resources – assistance with finding the right people, organizations and resources to enable small business success.

Cash Match Requirement for Services

IESBDC is a federally funded program of the US Small Business Administration under a sub-recipient contract with CSU-Fullerton's Auxiliary Service Corporation. As a requirement of the federal funds, the IESBDC is required to secure local investment in the form of Cash Match. Therefore, IESBDC requests an investment of \$15,000 for one year of services as described above.

**Inland Empire Small Business Development Center
Activity and Economic Impact Report
Calendar Years 2010 - 2012**



Activity Description	Number
CASE TOTALS (Number of Cases)	3,744
CASE TOTALS (Hours)	15,385.00
CASE TOTALS (Hours per Case)	4.11
A. TYPE OF BUSINESS	
Retail	630
Service	2,068
Wholesale	24
Manufacturing	239
Construction	286
Not In Business, Other	350
B. OWNERSHIP GENDER	
Male	1668
Female	1159
Male/Female	671
No Response	246
C OWNERSHIP VET. STATUS	
Veteran	246
Service Disabled	64
E. ETHNIC BACKGROUND - RACE	
American Indian or Alaskan Native	65
Asian	305
Black or African American	738
White	2082
Native Hawaiian or Pacific Islander	31
Other	523
F. ETHNICITY	
Hispanic	1141
Non-Hispanic	2370
No Response	233
G. AREAS OF COUNSELING	
Business Start-up/Acquisition	162
Source of Capital	2509
Marketing/Sales	196
Government Procurement	461
Managing a Business	398
Financial Analysis/Cost Control	242
International Trade	69
Legal Issues	278

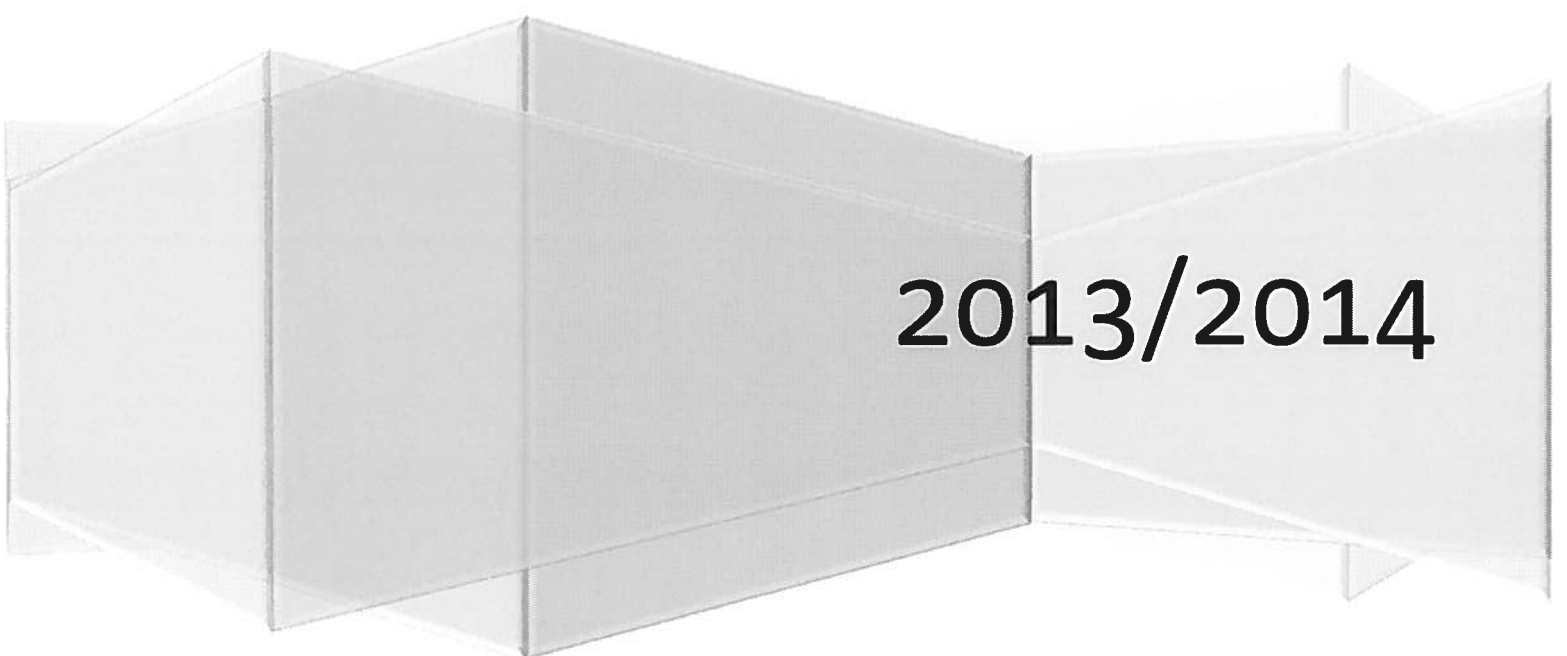
<u>Economic Impact Item</u>	
Business Start-ups	114
Jobs Created	655
Jobs Retained	314
Change in Sales	\$17,137,595
SBA Loans, Number of	35
SBA Loans, Dollar Amount	\$12,517,330
Non-SBA Loans, Number of	21
Non-SBA Loans, Amount	\$6,830,500
Equity Capital	\$11,182,513
Total Economic Impact	\$47,667,938
Total Jobs Created	655
Total Jobs Retained	314
Long Term Clients	914
Extended Engagement Clients	566

<u>Training Activity</u>	
Number of workshops	377
Number of attendees	5965
Training hours	1131
<u>Training Topics</u>	
Business Planning	
Marketing/Sales	
Contracting	
Personnel Management	
Business Management	
Stimulus Opportunities	
e-commerce	
Finance/Accounting	
Taxation/Legal	

The Global Perspective on International Trade Series

Planning & Scheduling

International Business Association



2013/2014

INTERNATIONAL BUSINESS ASSOCIATION

Together with its Partners



Is Proud to Present

The IBA

Global Perspective on International Trade Series

- Forces, Factors & Environments & Their Effect on International Business
- Foreign Direct Investments & International Trade
- International Trade and Investment Associated Theories
- International Business Perspective on International Institutions
- Understanding the International Monetary System
- Understanding Sociocultural Forces
- Environmental Sustainability & Natural Resources
- Understanding Economic and Socioeconomic Forces
- Understanding Political Forces
- Understanding Legal Forces
- Understanding Financial Forces
- Understanding Labor Forces

95% of the global marketplace is outside of the US and less than 1% of all US businesses export.

Under the leadership of International Business Association together with the U.S. Department of Commerce, The City of Murrietta, The Murrieta Chamber of Commerce, The City of Eastvale, The Eastvale Chamber of Commerce and the California Inland Empire District Export Council, The **Global Perspective on International Trade Series** is designed to educate businesses by identifying forces and issues affecting international trade, issues and forces that can have direct impact on a businesses international expansion strategies.

Goal:

To provide twelve (12) monthly seminars (one per month in each of two locations, Murrieta and Eastvale, California) utilizing the combined resources of International Business Association, U.S. Department of Commerce, the California Inland Empire District Export Council, The cities of Murrieta and Eastvale California and the Chambers of Commerce of Murrieta and Eastvale, California (hereinafter referred to as Strategic Partners) to the benefit the Strategic Partners and the business community as a whole.

Benefits:

International Business Association (IBA) benefits through heightened visibility and the opportunity to solicit new members for the organization.

U.S. Department of Commerce benefits through heightened visibility and the opportunity to solicit new clients for export services.

California Inland Empire District Export Council (CIEDEC) benefits through heightened visibility and exposure to local businesses to which it can provide mentoring, thereby fulfilling the CIEDEC mission.

Cities benefit by being visible, active participants in supporting local businesses interested in international expansion and through heightened visibility on the international stage to attract new inbound business through strategic partnership with IBA.

Chambers benefit by being visible, active participants in supporting local businesses interested in international expansion and through heightened visibility on the international stage to attract new inbound business through strategic partnership with IBA. Chambers can provide a value-add to their existing and new members by recommending local businesses that can provide the last mile of

service/boots on the ground perspective to new inbound businesses through the IBA third party service provider program.

Businesses benefit by being provided a Global Perspective on forces and factors that influence international trade, exposure to the collective expertise provided by the Strategic Partners and access to world class international business expansion services provided by International Business Association, International Business Support Centers, U.S. Department of Commerce and others as recommended by IBA.

Target Industries:

- Manufacturers
- Architects/Engineers/Contractors
- Entrepreneurs with products or services
- Agriculture

Venue:

Cities and/or Chambers to provide venue(s) at no cost. (to include tea, coffee, water)

Program Time:

10:00am – Noon

Dates:

Please see calendar provided within this booklet

Number of Attendees:

Limit to 100 – must RSVP through IBA website

Cost:

Forty-five dollars (\$45.00) per person, free to IBA members. Fee paid on IBA web site during registration process.

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Marketing:

Each Strategic Partner will market to its own client lists through email and other marketing efforts. Registration information will be available on the IBA web site. Registration links will be provided to all Strategic Partners.

Series Program Outline:

Time: 10 minutes - Opening & Welcome – International Business Association
Benefits of International Trade – International Business Association

Time: 5 minutes - City Introduction, Update and California Overview – City

California is one of the 10 largest economies in the world with a gross state product exceeding \$1.9 trillion. According to an International Trade and Investment Study produced by the California Business, Transportation and Housing Agency, "International trade and investment is a major economic engine for the state of California that broadly benefits businesses, communities, consumers and state government."

Although trade is a nationally determined policy issue, its impact on California is immense. California exported to 225 foreign markets. Trade offers the opportunity to expand the role of California's exports. In its broadest terms, trade can literally feed the world and raise the living standards of those around us.

Leading California Export Markets
(In \$ U.S. Billions)

Partner	2008	2009	2010	2011
World Total	144.806	120.080	143.269	159.354
Mexico	20.472	17.473	21.002	26.037
Canada	17.850	14.314	16.149	17.194
China	10.981	9.744	12.468	14.196
Japan	13.061	10.901	12.181	13.096
South Korea	7.746	5.912	8.046	8.403
Hong Kong	5.688	5.799	6.760	7.683
Taiwan	5.149	4.119	6.523	6.253
Germany	5.758	4.441	5.127	5.313
Netherlands	4.348	3.565	4.139	4.618
United Kingdom	5.537	3.916	4,193	4.154
Singapore	4.084	3.221	4.026	4.132
India	2.329	2.178	3.295	3.796

Time: 5 minutes - Chamber Introduction, Update and Goals – Chamber

Work with state and federal administrations and lawmakers to support expansion of international trade and investment, fair and equitable market access for California products abroad, and elimination of disincentives that impede the international competitiveness of California business.

Time: 5 minutes - Update on DOC & the National Export Initiative – United States Department of Commerce

Time: 10 minutes - Doing business in.... – United States Department of Commerce

Time: 5 minutes – Update on CIEDEC Initiatives – California Inland Empire District Export Council

Time: 45 minutes (includes Q&A) - Seminar One - Forces, Factors & Environments and Their Effect on International Business

Time: 45 minutes (includes Q&A) - Seminar Two - Foreign Direct Investments & International Trade

Time: 45 minutes (includes Q&A) - Seminar Three - International Trade & Investment Associated Theories

Time: 45 minutes (includes Q&A) - Seminar Four - International Business Perspective on International Institutions

Time: 45 minutes (includes Q&A) - Seminar Five - Understanding the International Monetary System

Time: 45 minutes (includes Q&A) - Seminar Six - Understanding Sociocultural Forces

Time: 45 minutes (includes Q&A) - Seminar Seven - Environmental Sustainability & Natural Resources

Time: 45 minutes (includes Q&A) - Seminar Eight - Understanding Economic and Socioeconomic Forces

Time: 45 minutes (includes Q&A) - Seminar Nine - Understanding Political Forces

Time: 45 minutes (includes Q&A) - Seminar Ten - Understanding Legal Forces

Time: 45 minutes (includes Q&A) - Seminar Eleven - Understanding Financial Forces

Time: 45 minutes (includes Q&A) - Seminar Twelve - Understanding Labor Forces

Time: 5 minutes – Closing Remarks - IBA

Time: 30 minutes - Allowance for Close, Overages and Networking

Proposed Dates:

Seminar One: Murrieta – Tuesday June 5, 2013
Eastvale – Tuesday June 19, 2013

Seminar Two: Murrieta – Tuesday July 9, 2013
Eastvale – Tuesday June 23, 2013

Seminar Three: Murrieta – Tuesday August 6, 2013
Eastvale – Tuesday August 20, 2013

Seminar Four: Murrieta – Tuesday September 10, 2013
Eastvale – Tuesday September 24, 2013



International Business Association

- Seminar Five: Murrieta – Tuesday October 8, 2013
Eastvale – Tuesday October 22, 2013
- Seminar Six: Murrieta – Tuesday November 5, 2013
Eastvale – Tuesday November 19, 2013
- Seminar Seven: Murrieta – Tuesday December 3, 2013
Eastvale – Tuesday December 17, 2013
- Seminar Eight: Murrieta – Tuesday January 7, 2014
Eastvale – Tuesday January 21, 2014
- Seminar Nine: Murrieta – Tuesday February 4, 2014
Eastvale – Tuesday February 18, 2014
- Seminar Ten: Murrieta – Tuesday March 4, 2014
Eastvale – Tuesday March 18, 2014
- Seminar Eleven: Murrieta – Tuesday April 8, 2014
Eastvale – Tuesday April 22, 2014
- Seminar Twelve: Murrieta – Tuesday May 6, 2014
Eastvale – Tuesday May 20, 2014



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

SUBJECT: PROPOSED REVISIONS TO PERSONNEL POLICIES AND PROCEDURES

RECOMMENDATION: APPROVE RECOMMENDED CHANGES TO PERSONNEL POLICIES AND PROCEDURES

BACKGROUND:

The City Adopted the Personnel Policies and Procedures in November of 2010. Since that time staff has had an opportunity to review the existing policies and procedures and proposes a number of clarifications to the procedures.

DISCUSSION:

The following are the recommended changes to the Personnel Policies and Procedures.

Chapter 1

- Section 3 – Overtime Compensation: Refine the definition of overtime compensation to include both pay and compensatory time off. This allows the City and the employee the flexibility to receive pay or time off. It is also recommended that the compensatory time be limited to a maximum of 80 hours. Should an employee reach the 80 hour comp time maximum the employee would be required to take time off until such time as the hours are below 80 hours. Should the employee leave service of the City, this comp time is required to be paid to the employee.
- Section 10 – Probation: Removed the following language “A reclassified or promoted employee may, in the sole discretion of the City, be deemed to have failed probation at any time before the expiration of the probation period. In such an event, such employee shall have the right to return to his or her former position.”
- Added part-time employees to serving a probationary period of 12 months.
- Section 11 – Holidays: Deleted reference that the floating holiday could be used for City Hall closures between Christmas and New Year’s. Added language that Floating Holiday

not used will be forfeited. Added language that if a holiday falls on a “Friday” the following workday will be taken in lieu of the holiday.

- Section 12 – Vacation: Added language that all non-temporary and part-time employees working at least 30 hours per week will be afforded one-half of the benefits of regular full time employees. Added new language to limit vacation accrual to 300 hours and that any time above that will be paid out at the regular rate of pay. The City Manager reserves the right to allow overages in special circumstances.
- New Section 13 – Administrative/Management Leave: All full-time permanent supervisor and management employees (Exempt employees not subject to overtime) shall be granted 60 hours of Administrative Leave per fiscal year. On July 1 of each fiscal year the employee will receive 60 hours of leave time which may be used throughout the fiscal year. Any remaining balance will be paid on the last pay period of the fiscal year. There shall be no accrual of Administrative Leave time beyond June 30 of each year. Should an employee leave during the fiscal year the time, the Administrative Leave time will be prorated by the number of months remaining in the fiscal year and paid at the regular rate of pay.
- Section 14 – Travel Expense Allowance: Has been expanded to include non-temporary and part-time employees.
- Section 15 – Sick Leave: Has been expanded to include non-temporary and part-time employees who would be eligible to accrue sick time at half the rate of regular full-time employees. Included language has been added to state that sick time is forfeited upon termination expect during retirement in compliance with PERS regulations. Expanded the definition of who sick time may be used for including parent, grandparent, spouse, child, brother, sister, father-in-law, brother-in-law or sister-in-law of the employee’s regardless of residence.
- Section 16 – Leave of Absence Without Pay: Included language to clarify that no active service benefits such as sick and vacation time will be accrued when on unpaid leave.
- Section 19- Jury Duty: Added “if the court records indicate that the employee advised the court of the 10 working day limit, and the employee is nonetheless selected for a jury where the jury duty exceed 10 working days, the excess days shall be paid by the City, if the witness fees or juror fees, except mileage reimbursement are submitted to the City.
- Section 21 – Insurance Benefits: Added non-temporary part-time employees covered under PERS (1/2 benefit).
- Section 22 – Retirement Benefits: Defines the City’s membership in PERS and that employees working over 1,000 shall be in CALPERS and not eligible for the Federal Social Security Retirement System.
- Section 23 – Promotion: Added language that positions may be posted outside the organization simultaneously. The City Manager will determine the process for recruiting each position.

Chapter 2

- Section 1 Employee Conduct and Discipline: Added “ For purposes of this Section, City Department Heads, and contract employees are considered at-will employees and may be subject to discipline without cause.”

Chapter 3

- Section 1 – Resignation: Language clarifying that in the event of a dismissal or voluntary resignation, the employee shall be paid in full on the last day of employment.
- Section 2 – Exit Interview: Removed section in its entirety.

Chapter 4

- Section 2 – Statement of Policy: Added volunteers.

Chapter 6

- Section 1 Definitions: Added: Exempt Employee, FLSA, Immediate Family, Non-Exempt Employee, clarified definition of part-time employee, full time employee, volunteer, supervisory employee, working hours

FISCAL IMPACT:

The financial impact on the City has been reduced by setting caps on leave banks and memorializes current practice.

ATTACHMENTS:

1. Resolution 13-14
2. Revised Personnel Policies and Procedures

Prepared by: Carol Jacobs, City Manager

Reviewed by: John Cavanaugh, City Attorney

RESOLUTION NO. 13-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE RELATING TO THE DUTIES, COMPENSATION, AND TERMS OF EMPLOYMENT OF CITY EMPLOYEES.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eastvale as follows:

Whereas, it is the intent of the City Council to adopt rules and regulations relating to the duties, compensation and terms of employment for City of Eastvale employees; and,

Whereas, this Resolution contains the City of Eastvale's Personnel Policies and Procedures and consolidates all Human Resources Policies and Procedures into one reference document, hereinafter referred to for convenience as the "City of Eastvale Personnel Policies and Procedures."

NOW, THEREFORE, the City Council of the City of Eastvale resolves and orders as follows:

SECTION 1. The City Council hereby adopts the City of Eastvale Personnel Policies and Procedures attached hereto as Exhibit "A" and incorporated herein by referenced as if fully set forth herein.

SECTION 2. These policies and procedures, as adopted by the City Council, supersede any and all prior resolutions and actions that are inconsistent herewith, unless otherwise specified herein.

SECTION 3. The City Manager, or designee, is authorized to interpret, implement and administer these policies and procedures, in order to augment, clarify or otherwise provide for their proper application.

SECTION 4. These policies and procedures contain current policies and procedures and, except for its at-will policy, does not constitute a contract of employment between the City and its employees. Its provisions may be subject to change by the City after compliance with any applicable legal prerequisites.

SECTION 5. It is intended that these policies and procedures will be reviewed annually.

SECTION 3. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 8th day of May, 2013.

Ike Bootsma, Mayor

Attest:

Ariel M. Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Resolution Number 13-14 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 8th day of May, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall

EXHIBIT A

City Of Eastvale Personnel Policies and Procedures

Resolution No. 13-14

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CHAPTER 1

Section 1. Authorized Positions. Authorized full-time and part-time positions, with classification titles and pay ranges specified, shall be established from time to time upon adoption of a resolution by the City Council.

Section 2. Workweek. Regular, non-management employees work a 40-hour work week; however, the City may adjust work hours to meet changing needs and requirements.

Section 3. Overtime Compensation. Non-exempt employees who actually work more than 40 hours in a workweek shall be compensated at the rate of one and one-half times the employee's regular rate of pay, either as paid time at one and one-half rate of pay or as compensatory time accrued at the rate of one and one-half rate of pay for all hours worked in excess of 40 in any workweek. Work classified as standby, emergency response and disaster response will also be paid at one and one-half times the straight time rate. For the purposes of this resolution, holidays and pre-scheduled time off are to be considered actual work time. The total amount of compensatory time an employee may accrue is 60 hours. When this maximum is reached the employee will either take time off work or receive payment for all or a portion of the time at the discretion of the City Manager.

Section 4. Non-City Funded Employees. Employees who are hired pursuant to Federal/State/County funding assisted programs are subject to termination when program funding terminates.

Section 5. Salary and Wage Schedules. The salary and wage schedule for authorized full-time and part-time positions shall be established from time to time upon adoption of a resolution by the City Council.

Section 6. Recruitment. These steps establish a procedure for all phases of the employment process for full-time employees. The City Manager, or designee, will administer and coordinate the hiring process for all position vacancies to ensure compliance with contractual, legal and equal employment opportunity requirements. All such hiring efforts are conducted in the spirit of equal opportunity and non-discrimination.

All full-time City appointments and promotions shall be based on merit and fitness and will be determined by the results of any or all of the following testing procedures: written test, practical skills examination and/or oral interview.

Closed-Promotional Recruitment

The City Manager, or designee, will first consider promotions from within the City. Promoting from within the City is considered a closed-promotional recruitment and must be recommended by the Department Head and approved by the City Manager.

Open Recruitment

If a closed-promotional recruitment is not recommended or approved, the City Manager, or designee, will seek outside candidates through open recruitment.

The City Manager will determine the best method for seeking outside candidates through open recruitment, including, but not limited to any of the following procedures: individual selection directly by the City Manager, or job announcements advertised in newspapers and other appropriate publications.

EXAMINATION PROCESS

Examinations shall be conducted to assist with the selection of qualified candidates and test selection techniques will examine the qualifications of the candidates. Tests may include, but are not limited to, achievement and aptitude tests, written tests, personal interviews, performance tests, physical agility tests, evaluation of daily work performance, work samples, or any combination of these. Pre-employment physical, medical, psychological, drug and alcohol tests may be given as part of any examination if required for performing the essential job functions. All examinations given will be job related and designed to determine a candidate's knowledge, skills, and abilities to perform the essential job functions.

The City Manager, or designee, will ensure that all examination results remain confidential and that the examination process appropriately accommodates candidates with disabilities.

INTERVIEW PROCESS

The employment interview is a significant part of the selection process. The interviewer's function is to discover a candidate's knowledge, skills, and abilities to perform the essential job functions. Certain guidelines must be observed to ensure compliance with State and Federal laws and to maximize the reliability of the interview process, and include the following:

Interview questions must be job-related and designed to measure a candidate's job knowledge, experience and education necessary to perform the essential job functions.

All interview panel members, if utilized by the City Manager, will be informed of the position responsibilities and requirements and each panel member must independently rate candidates using an objective measurement scale developed by the City.

Only the most highly rated candidate (s) will be considered for final evaluation and review.

REFERENCE CHECK

Before an offer of employment is extended, the City shall conduct a reference check on any candidate. The purpose of the reference check is to verify employment duties,

performance record, attendance record, and any other pertinent information. Results of the reference check and background will help determine a candidate's fitness for the position.

Certain positions may require a thorough background check by the Sheriff's Department or other designated agency. However, no background investigations will be conducted without first notifying the candidate.

CANDIDATE NOTIFICATION

After references are verified and a final decision is reached, the City will notify the selected candidate, in writing, and make an employment offer. When a candidate accepts an employment offer, all other candidates, if any, will be notified in writing that they were not selected for the position.

Section 7. Advancement Within the Schedule. The City Manager shall effect such advances as he may deem advisable based upon the employee's ability, proficiency, and performance within the authorized salary range.

Section 8. Health Screening. All applicants being offered employment or employees returning to work may be required to undergo a health screening if in the discretion of the City Manager such screening is necessary. All applicants for employment are subject to a drug test.

Section 9. Investigation. All applicants upon employment may be fingerprinted and shall successfully undergo any further investigation deemed necessary by the City Manager as a prerequisite for employment.

Section 10. Probation. The probationary period is an integral part of the employment process and provides the opportunity to observe the employee's work and assist the employee's adjustment to the new position. During the initial probation period, the probationary employee will have no rights of tenure, and may be terminated without cause either during or at the end of the probation period.

DURATION

1. All newly hired, full-time non-management employees and part-time employees are subject to a twelve-month probation period.
2. All promoted employees are subject to a twelve-month probation period.
3. Employees reclassified to a position where they have assumed new duties and responsibilities shall be subject to a twelve-month probation period.

4. The twelve-month probation period for promoted or reclassified full-time non-management employees will begin on the first day of the promotion or reclassification.
5. Management employees are considered "at-will" employees and are exempt from this policy.

EXTENSIONS

1. Prior to the end of any probation period, the probation period may be extended another twelve months with the approval of the City Manager, or designee.
2. The employee will be notified in writing of such an extension.

Section 11. Holidays.

(a) All regular full-time employees and full-time employees who are in their probation period shall have the following holidays as vacation with pay:

1. January 1st, known as "New Year's Day"
2. The third Monday in January, known as "Martin Luther King Jr. Day"
3. The third Monday in February, known as "Presidents' Day"
4. The fourth Monday in May, known as "Memorial Day"
5. July 4th, known as "Independence Day"
6. The first Monday in September, known as "Labor Day"
7. November 11th, known as "Veteran's Day"
8. "Thanksgiving Day"
9. The day after Thanksgiving Day
10. December 24th, known as "Christmas Eve Day"
11. December 25th, known as "Christmas Day"
12. One (1) floating holiday. Floating holidays not used will be forfeited.

(b) In the event a holiday falls upon a Friday or Saturday, the prior work day will be taken in lieu of the holiday; in the event a holiday falls upon a Sunday, the following workday will be taken in lieu of the holiday.

Section 12. Vacation. All regular full-time employees, full-time employees who are in their probation period will accrue vacation time as defined below. All non-temporary part-time employees working at least 30 hours a week will accrue vacation hours at one-half the rates below. Employees shall be eligible for and accrue vacation with pay according to the following conditions:

Amount of Vacation:

(a) Less than five (5) years of continuous service:

Each employee working in continuous service of less than five (5) years shall earn 80 hours of paid vacation per year.

Vacation shall be earned on a prorated basis for time worked.

(b) Five (5) or more years of continuous service:

Upon completion of the fifth year of continuous service, each employee shall receive immediate credit of forty (40) hours of paid vacation and then shall earn 120 hours of paid vacation per year.

Vacation shall be earned on a prorated basis for time worked.

(c) Eleven (11) or more years of continuous service:

Upon completion of the eleventh year of continuous service, each employee shall receive immediate credit of forty (40) hours of paid vacation and then shall earn 160 hours of paid vacation per year.

Vacation shall be earned on a prorated basis for time worked.

Use of Vacation:

- (a) Employees shall be eligible to use vacation as it is accrued.
- (b) Employees shall request use of vacation a reasonable time in advance of the proposed use of the vacation.
- (c) All requests for use of vacation must be approved by the employee's supervisor and the relevant department head.
- (d) Upon termination, employees shall be compensated for accrued unused vacation at their then current pay rate.
- (e) The City of Eastvale will not allow for accrual of vacation time in excess of 300 hours. Any and all time accrued beyond that will be paid out at the regular rate of pay. The City Manager reserves the right to allow overages in special circumstances.

Section 13. Administrative/Management Leave.

All full-time permanent supervisor and management employees (Exempt employees not subject to overtime) shall be granted 60 hours of Administrative Leave per fiscal year. Leave must be used by June 30 of each year. The 60 hours will be placed in the employees Leave Bank and may be used throughout the fiscal year. Any remaining leave will be paid on the last pay period of the fiscal year. There shall be no accrual of Administrative Leave beyond June 30 of each year. Should an employee leave during the fiscal year with Administrative Leave time on the books, the time will be prorated by the number of months remaining in the fiscal year and paid at the regular rate of pay.

Section 14. Travel Expense Allowance. All regular full-time employees and full-time employees who are in their probation period, and non-temporary part time employees with prior approval by the City Manager, shall be eligible for a travel expense allowance as specified by the following:

- (a) Local Travel: Expense claims for use of private automobiles must be submitted to the City Manager. Such use will be reimbursed at the standard mileage rate for all business miles.
- (b) Out of Town Travel: If, in the judgement of the City Manager the estimated expense for contemplated travel out-of-city is too high to expect the employee to finance the trip and be reimbursed upon his return, the City Manager may authorize advance payment of the estimated amount to the employee.
- (c) Use of personal cars for trips out of the metropolitan area may be approved by the City Manager when use of commercial transportation is not practical. Compensation is not to exceed air fare cost.
- (d) Expenses will be allowed for adequate lodging. Hotel accommodations shall be appropriate to the purpose of the trip. Expenses for meals will be reimbursed at actual cost.

Section 15. Sick Leave. All regular full-time employees and full-time employees who are in their probation period non-temporary part time employees shall be eligible for ½ benefits shall be granted sick leave as determined by the following rules:

- (a) Sick leave with pay shall accrue at the rate of 90 hours for each 12 months of the employee's active service, and any such leave accrued but unused in any year shall be accumulated for the employee to use in succeeding years up to a maximum accumulation of five (5) years or 450 hours. Upon termination for any cause other than retirement sick leave time is forfeited. If an employee retires from City service sick time may be converted to years of service as regulated by the PERS retirement system.

(b) An employee eligible for sick leave with pay shall be granted such leave for the following reasons:

(1) Illness or physical incapacity of employee or immediate family. "Immediate family" is limited to any relative of blood or marriage who is a member of the employee's household, under the same roof; and any parent, grandparent, spouse, child, brother, sister, father-in-law, brother-in-law, mother-in-law, or sister-in-law of the employee's, regardless of residence.

(2) Enforced quarantine of the employee in accordance with community health regulations; or

(3) The death of a member of the employee's immediate family. "Immediate family" is limited to any relative of blood or marriage who is a member of the employee's household, under the same roof, and any parent, grandparent, spouse, child, brother, sister, father-in-law, brother-in-law, mother-in-law, or sister-in-law of the employee's, regardless of residence. Accrued vacation may also be used for bereavement purposes for members of the immediate family.

(c) Any employee on sick leave shall inform their supervisor of the fact and the reasons thereof within one-half hour of the beginning or their work shift of each sick day, unless otherwise agreed, and failure to do so may be cause for denial of sick leave with pay for the period of absence and may be cause for disciplinary action.

(d) Eligibility of sick leave shall commence when accrued.

(e) Observed holidays occurring during sick leave shall not be counted as days of sick leave.

Section 16. Leave of Absence Without Pay. The City Manager may grant leaves of absence up to one year without pay to any regular full-time employee if the circumstances of the particular case warrant such action. During all such leaves of absence the employee shall not be considered as being on active service and shall not accrue any service time calculated benefits or other benefits including vacation and sick time.

Section 17. Pregnancy.

(a) All regular full-time employees and full-time employees who are in their probation period may be granted all or any portion of accrued sick leave with pay, in accordance with the provisions of this rule, for illness or disability resulting from a pregnancy. In applying the policy regarding sick leave, any incapacity resulting from pregnancy or related complications shall be treated as a form of temporary disability.

(b) An employee may be granted a leave of absence without pay in accordance with the pertinent provisions of this section.

Section 18. Military Leave. Military leave shall be granted to any regular full-time employee or full-time employee who is in their probation period in accordance with the Military and Veteran's Code of the State of California and as amended.

Section 19. Jury Duty. Any regular full-time employee or full-time employee who is in their probation period who is required to serve as a juror or subpoenaed as a witness in any State or Federal court, or any administrative board or tribunal, shall be entitled to a leave of absence up to ten (10) working days with pay while performing services as a juror or a witness; provided that any such employee shall be required to pay over to the City any amount he receives for jury fees, exclusive of approved travel and subsistence. If court records indicate that the employee advised the court of this 10 working day limit, and the employee is nonetheless selected for a jury where the jury duty exceeds 10 working days, the excess days shall be paid by the City, if witness fees or juror fees, except mileage reimbursement are submitted to the City.

Section 20. Performance Evaluation. The purpose of the performance evaluation is to accurately assess the employee's overall job performance, and to set goals with the employee that further job knowledge and enhance skills and abilities.

All full-time employees will receive a comprehensive performance evaluation from their immediate supervisor approximately six months after their hire date. In conjunction with their evaluation, the employee may be eligible for a step increase. New and/or promoted employees will again be evaluated at the end of the first year of employment. Thereafter, performance evaluations will be given annually. In the event more than one person supervises a city employee, all supervisors are required to participate in the performance evaluation process.

Performance evaluations will be prepared on a City evaluation form, discussed with the employee, and placed in the employee's personnel file where it can be examined by the employee at reasonable times. An employee may receive additional performance appraisals from time to time whenever it is considered appropriate by the employee's supervisor(s).

Performance evaluations are required and necessary, and it is a supervisor's responsibility to give performance evaluations when they are due, even if a step or merit increase is not involved.

Section 21. Insurance Benefits. All regular full-time/non-temporary part-time employees covered under PERS (1/2 benefit) employees and full-time employees who are in their probation period and their dependents will be covered under the City's medical, dental, vision, life and long-term disability insurance policies, or, alternatively in a

recognized cafeteria plan approved by the City Council. These benefits may be increased or decreased from time to time. The City reserves the right to change carriers and/or eliminate any type of coverage at its absolute discretion. No employee has any vested right to any type of insurance coverage or benefits.

Section 22. Retirement Benefits. All regular full-time employees and full-time employees who are in their probation period shall be members of the Public Employees' Retirement System (PERS). "The City is a member of the California Public Employees' Retirement System (CalPERS). Eligible employees are required to participate in accordance with the rules of CalPERS. CalPERS Retirement benefits are available to all employees working at least 1,000 hours in a fiscal year. All part-time, temporary and seasonal employees, as well as any other employees not eligible for membership in CalPERS and shall be placed in the Federal Social Security Retirement System."

Section 23. Promotion. It is the policy of the City of Eastvale to promote from within the City organization whenever feasible and consistent with the City's interests. Job-flyers will be disseminated to employees informed of current openings and qualified employees are encouraged to apply. Positions may also be posted outside the organization simultaneously. The City Manager will determine the process for recruiting for each open position.

Full-time employees interested in promotion opportunities shall follow the procedures below:

1. Employee(s) should provide a written statement of interest in the available position and submit it to the City Manager, or designee, by the position's stated closing date. The statement of interest should include appropriate documentation of related experience and qualifications.
2. The City Manager, or designee, will notify the employee(s) if he/she will be interviewed or tested for the position.
3. After successfully completing the selection process, and upon the City Manager's approval, employees will be notified of their appointment to the promoted position.

Section 24. Dual Employment; Conflict of Interest. As a public agency, the City must be particularly sensitive to real, potential, or perceived conflicts of interest. The City expects all employees to adhere to the highest ethical and professional standards. City employees are employed on the condition that employment with the City is their primary employment and that they shall not engage in any employment, activity or enterprise for compensation which is inconsistent, incompatible or in conflict with his/her duties, functions or responsibilities as a City employee. The purpose of this policy is to establish guidelines for City employees regarding dual employment or outside activities that may conflict with

City employment.

No City employee shall lend his/her name as an employee of the City to any commercial or business enterprise. No employee shall approve or utilize the name, uniform or prestige of the City, or any City department, for any such purpose. Because of their knowledge and expertise, outside employment or other income opportunities may become available to City employees. If an employee is considering such an opportunity, he or she must fully disclose the employment opportunity to the City and to have it carefully reviewed to avoid conflict of interest. Failure to disclose potential business opportunities that create a conflict of interest is grounds for disciplinary action up to and including termination.

Employees shall notify their Department Manager if they are considering the following:

1. Simultaneous employment by any other employer;
2. Participation in an outside business on their own or with others;
3. Involvement in any other outside activity where they receive compensation.

The Department Manager shall inform the City Manager, or designee of any potential conflict, and the City Manager, or designee shall determine if a conflict exists. If a conflict of interest or scheduling problem exists, the City may require an employee to resign from the other employment or outside activity.

An employee's outside employment, activity or enterprise may be prohibited if it:

1. Involves the use of City time, facilities, equipment and supplies, the badge, uniform prestige or influence of his/her City department or employment for private gain or advantage.
2. Involves receipt or acceptance by the employee of any money or other consideration from anyone other than the City for the performance of an act which the employee would be required or expected to render in the regular course or hours of his/her City employment or as a part of his/her duties as a City employee.
3. Involves the performance of an act in other than his/her capacity as a City employee which may later be subject directly or indirectly to the control, inspection, review or audit, or enforcement of any other employee to the department by which he/she is employed.
4. Involves such time demands as would render performance of his/her duties as a City employee less efficient.

Procedure for obtaining approval:

1. The employee shall request authorization of outside employment from the City Manager, or designee by completing the Authorization for Outside Employment Form prior to entering into the requested outside employment.
2. The City Manager or designee shall authorize outside employment in accordance with this policy. In the event a request for outside employment is denied, written comments will be provided to the employee.
3. The City Manager or designee shall furnish the requesting employee a copy of the Authorization for Outside Employment indicating approval/denial and forward a copy to the employee's personnel file.

Section 25. Personnel Records.

ESTABLISHMENT

An employee's official personnel file will contain all records concerning personnel actions taken, including, but not limited to, performance evaluations, benefit enrollment forms, educational courses taken, and all employment related documents that give a complete employment history. The City Manager or designee shall keep personnel records confidential to the extent permitted by law. Personnel files may be viewed by the employee upon request. Employee medical information shall be kept in files separate from the official personnel file. Likewise, any grievances filed by an employee as well as documents reflecting a review of such grievances shall be maintained in separate confidential files.

MAINTENANCE

Employees are required to inform the City Manager, or designee, of any changes in name, address, telephone number, marital status, family status, beneficiary, or other information on file. This ensures that Federal withholding statements, insurances and retirement records are correct. Employees may be liable for any costs incurred by the City as a result of inaccurate personnel information.

RELEASE OF INFORMATION CONCERNING CITY PERSONNEL

To ensure personnel information is appropriately and accurately disseminated, the City Manager, or designee will initially screen all personnel reference checks and employment verifications, and confidentially handle financial inquires originating from banks, credit unions, etc. regarding current and past City employees. Responses to financial inquiries will be released only upon written employee authorization.

PROCEDURES FOR RELEASE OF INFORMATION

1. All outside inquiries and reference checks shall be in writing and shall be forwarded to the City Manager, or designee for response. The City Manager or designee may consult with the City Attorney as to the release of the requested information. All calls for reference checks should be referred to the City Manager, or designee by responding to a caller by saying "Under our policy, only the City Manager, or designee responds to calls concerning employees; I will transfer you to that office."
2. Financial information will be released only after an authorized written request has been submitted to the City Manager, or designee by the agency requesting the information, and the employee has executed a written approval to release the requested information.
3. The City Manager or designee shall comply with applicable Federal and State laws regarding release of public employee personnel and financial information and shall consult with the City Attorney whenever there are questions concerning the release of such information.

CHAPTER 2

Section 1. Employee Conduct and Discipline.

Employees in the competitive service of the City may not be suspended, demoted, dismissed, or reduced in pay for disciplinary reasons, without just cause. All other employees serve at the will of their appointing authority. For purposes of this Section, City Department Heads and contract employees are considered at-will employees and may be subject to discipline without cause.

Discipline may be necessary when City policies are violated or City expectations are not met. The causes for disciplinary action against an employee may include, but are not limited to, the following:

Section 2. Grounds For Disciplinary Action.

1. Fraud. To secure employment by providing false documents or knowingly make false statements or significant omissions, either orally or in writing, on a City employment application or in any supporting documents.
2. Incompetence. Failure to perform some or all of the job duties.
3. Neglect of Duty. Failure to perform one or more essential duties required of the employee's position.

4. Insubordination. Willful failure to conform to a Supervisor's legitimate requests and directions.
5. Alcohol or Drug Use. Being under the influence of alcohol or controlled substances while at work, while driving a City vehicle, or consuming, selling, possessing, or manufacturing same while on City premises or while engaged in City business. "Being under the influence" is defined as having the presence of any detectable level of drugs in the body or blood alcohol greater than .02%.
6. Absence without leave.
7. Discourteous treatment of the public or City employees.
8. Improper or unauthorized use of city property.
9. Conflict of interest/employment. Outside employment not authorized by the City Manager.
10. Gifts. Acceptance of any reward, gift, or other form of remuneration, in addition to the employee's regular compensation, for the actions performed in the normal course of the employee's assigned duties.
11. Falsifying records. Falsifying City reports or records.
12. Dishonesty.
13. Violation of rules. Violation of the City's policies, ordinances, and resolutions, including the personnel policies and procedures and administrative orders.

Section 3. Procedures Governing Suspension, Disciplinary Reduction in Pay, Disciplinary Demotion AND Dismissal.

1. Notice. The City Manager, or designee, shall give the affected employee notice of the proposed disciplinary action. The notice shall include: (a) a statement of reasons for the proposed action; (b) a copy of the charges and materials upon which the proposed action is based; and (c) a description of the procedures and time frames for responding to the notice.
2. Documentation and the right to representation. The concerned employee may review the documents, materials, names of witnesses, and other evidence upon which the proposed action is based. Copies shall be provided.

The affected employee, at his/her own expense, can be represented by another person during the disciplinary procedures.

3. Right to respond. Within five working days, the affected employee has the right to respond orally, or in writing, to the City Manager, or designee, depending on the person proposing the disciplinary action.
4. Notice of disciplinary action to be taken. Upon completion of the above procedures, the City Manager, or designee, shall inform the affected employee, in writing, of the action and of the right to appeal the discipline imposed.
5. Appeal to the City Manager. An employee has the right to appeal the decision to the City Manager. The written appeal must be delivered to the City Manager within five (5) working days of the notice of disciplinary action to be taken. The appeal shall not stay the discipline.

If the employee fails to submit a timely written appeal, the disciplinary action will be final and binding. The City Manager may hear the appeal or may select an independent hearing officer. If the appeal is assigned to a hearing officer, the City Manager shall review the hearing officer's conclusions, findings, and facts prior to deciding whether or not to uphold the disciplinary action. Written notice of the City Manager's decision shall be given to the employee.

6. Appeal to the City Council or its Designee. When the City Manager is the person giving notice of final discipline pursuant to paragraph 4 above, appeal may be made to the City Council in accordance with the provisions of paragraph 5 above. The City Council may hear the appeal or designate a hearing officer to do so. In such event, the hearing officer shall make an advisory recommendation to the City Council whose decision shall be final.

Section 4. Procedures Governing Name Clearing Hearings for Employees not in the Competitive Service.

An employee not in the competitive service who is terminated under circumstances that might stigmatize his/her reputation, seriously impair his/her opportunity to earn a living, or that might seriously damage his/her standing or association in the community, may request a name clearing hearing to refute the charges and clear his/her name. If a hearing is requested, and the request is granted, the procedure for Appeal to the City Manager/City Council above shall be followed. The purpose of such a hearing is only to allow the employee an opportunity to clear his or her reputation.

Section 5. Types of Disciplinary Actions.

1. Verbal reprimand. An employee may be verbally reprimanded in private about his/her inappropriate behavior. The Supervisor shall make a brief notation regarding the date and substance of the verbal reprimand in the personnel file. If an employee's conduct does not improve, reference to the verbal reprimand will be made in a subsequent written reprimand or performance evaluation.

2. Written Reprimand. If the inappropriate behavior continues after a verbal reprimand, or if deemed warranted by the Supervisor, the employee will receive written notification indicating the City is dissatisfied with the employee's services or conduct and that further disciplinary measures may be taken if the behavior is not corrected.
3. Suspension. An employee may be suspended without pay for periods not to exceed thirty (30) working days in any one calendar year.
4. Disciplinary Reduction in Pay. An employee's pay rate within their pay range and class may be reduced for disciplinary reasons.
5. Disciplinary Demotion. An employee may be demoted from a position in one class to a position in another class having a lower maximum pay rate. The demotion may be permanent or temporary.
6. Dismissal. An employee may be dismissed from City service for disciplinary reasons.

Section 5. Records.

Original copies of all written records pertaining to disciplinary actions shall be maintained in the employee's confidential personnel file.

Section 6. Automatic Resignation.

Being absent without leave, whether voluntary or involuntary, for a period longer than four consecutive working days, is an automatic resignation from City service. The City Manager, or designee, will follow the procedures outlined in the Resignation and Exit Interview Policy.

Chapter 3

Section 1. Resignation.

1. An employee wishing to resign is asked to submit a written notice ten working days prior to leaving. The notice should include the reasons for resignation and the effective date.
2. Prior to leaving, the City Manager, or designee, will arrange an exit interview to discuss the employee's experience with the City. At this exit interview, the employee will be expected to return all City property, including keys to City facilities or work areas, and the City Employee Identification Card.

3. In the event of dismissal or layoff, the employee will be paid at the time of dismissal. For voluntary resignation, the employee's check will be issued at the last day of voluntary resignation.
4. Employees will be asked to review and sign a statement indicating receipt of their last paycheck which will include accrued comprehensive annual leave pay-off. Final payment of compensation may be withheld pending return of City property, completion of necessary paperwork and other requirements of termination.

Chapter 4

Section 1. Harassment

The City of Eastvale maintains a strict policy prohibiting discriminatory harassment in accordance with State and Federal law. This policy applies to all City employees including management personnel, applicants and persons providing services pursuant to a contract.

Section 2. Statement of Policy

It is the policy of the City of Eastvale to treat its employees and volunteers with respect and dignity, and to provide a work environment free of unlawful discrimination and harassment.

The City therefore prohibits all forms of unlawful harassment in the workplace including sexual, verbal, physical, and visual harassment based on participation in a protected group (i.e. race, color, religion, gender, sexual orientation, age, national origin, disability, veteran status or marital status). Sexually harassing conduct is that which can occur between people of the same or different genders. Conduct in violation of this policy is considered an illegal employment discrimination practice when:

1. Such conduct is made either explicitly or implicitly as a term or condition of an individual's employment;
2. Submission to, or rejection of, such conduct by an individual is used as the basis for employment decisions affecting an individual;
3. Such conduct is sufficiently severe or pervasive as to create a discriminatory, hostile or offensive work environment based on an employee's race, color, religion, gender, sexual orientation, age, national origin, disability, veteran status or marital status; **OR**
4. Such conduct is sufficiently severe or pervasive to alter the conditions of employment.

Regular City employees and contract employees or volunteers who permit or engage in such harassment or fail to take appropriate steps to report or investigate such conduct may be subject to prompt and appropriate disciplinary action up to and including dismissal or termination of services.

Section 3. Sexual Harassment.

Sexual harassment is the deliberate or repeated behavior of a sexual nature that is unwelcome. As defined by the Fair Employment and Housing Commission, sexual harassment is unwanted sexual advances, or visual, verbal, or physical conduct of a sexual nature. This definition includes many forms of offensive behavior, and includes gender-based harassment of a person of the same sex as the harasser.

It is also important to note that consensual relationships that end or change are not a bar to filing a claim of sexual harassment.

The following is a partial list of conduct that could be considered sexual harassment:

1. Unwanted sexual advances;
2. Offering employment benefits in exchange for sexual favors;
3. Making or threatening reprisals after a negative response to sexual advances;
4. Visual conduct, such as leering, making sexual gestures, displaying of sexually suggesting objects or pictures, cartoons, or posters;
5. Verbal conduct, such as making or using derogatory comments, epithets, slurs, jokes and suggestions about another employee's gender or sexuality;
6. Verbal sexual advances or propositions;
7. Verbal abuse of a sexual nature, graphic verbal commentaries about an individual's body, sexually degrading words used to describe an individual, suggestive or obscene letters, notes, or invitations;
8. Physical conduct, such as touching, assault, impeding, or blocking movements.

Section 4. Procedure.

1. Any acts of sexual discrimination or harassment shall be reported immediately to the employee's Department Head, City Manager, or other designated responsible party, who will then investigate complaints or cause an investigation to be conducted in a confidential and timely manner. Any individuals who have knowledge of conduct or information regarding the matter shall be interviewed.

2. In reaching a decision about the complaint, the investigator may take into account:
 - a. Statements made by complainant, witnesses or others who may provide information;
 - b. Details and consistency of each person's account;
 - c. Evidence of how the complainant reacted to the incident;
 - d. Evidence of past instances of harassment by the accused;
 - e. Evidence of past harassment complaints found to be untrue.
3. The City Manager, or designee, shall take prompt corrective action to eliminate any unlawful harassing behavior to address the effects on the person subjected to the harassment and to prevent any further instances of harassment. This may consist of disciplinary action up to, and including, dismissal or termination of employment services, training or other remedial actions. Notice of such corrective action shall be provided to the complainant. No retaliatory behavior of any kind shall be tolerated and this may result in separate disciplinary action. If no illegal harassment is found, no corrective action will be taken.
4. Each Department Head or designee is responsible for setting a positive example of appropriate behavior in the work place and for ensuring a work environment free of unlawful harassment.

Section 5. Enforcement of Laws Against Harassment.

Employees, or job applicants, who believe they have been unlawfully harassed may, within one year of the act of harassment, file a complaint of discrimination with the Department of Fair Employment and Housing (DFEH). The DFEH serves as a fact-finder and attempts to assist employers and employees to voluntarily resolve unlawful harassment disputes.

For more information regarding employee rights and remedies related to unlawful harassment:

State of California Department of Fair Employment and Housing Commission

Reference:

Government Code Section 12900-12940 et. Seq. Fair Employment and Housing Act

Chapter 5

Section 1. Drug and Alcohol-Free Workplace.

The purpose of this policy is to provide guidelines for all employees regarding alcohol and drug use at the workplace. The City of Eastvale intends to provide a working environment that is safe and free from drugs and alcohol. Therefore, the City prohibits the unauthorized

or unlawful use or manufacture of alcohol or drugs on City premises.

Additionally, employees are expected to be in suitable mental and physical condition to perform their job satisfactorily and behave appropriately. Should the use of alcohol or other drugs interfere with job performance, employees may be offered rehabilitative assistance. However, prolonged failure to meet satisfactory levels of job performance could result in disciplinary action up to, and including, dismissal.

Section 2. Statement of Policy.

The possession, transfer, sale, manufacture, or use of alcohol or other drugs, legal or illegal, is prohibited while on City premises or during work hours or breaks. This includes all forms of alcohol, narcotics, depressants, stimulants, hallucinogens, marijuana, and all other controlled substances. Additionally, the unlawful manufacture of a controlled substance is prohibited in the workplace.

City employees are also prohibited from being under the influence, or having a detectable level, of alcohol or controlled substances in their systems during working hours (including lunch hours and breaks), while on City premises at any time, and/or while driving a City vehicle at any time. Employees taking prescription or over-the-counter drugs that may affect job performance or behavior are encouraged to inform their supervisor that they are taking medications.

Section 3. Procedure.

When an employee's supervisor and a second employee or supervisor have reasonable suspicion to believe an employee may be under the influence of alcohol or a controlled substance, that employee may be given a medical evaluation by a City-designated medical clinic on City time and at City expense. This medical evaluation will be conducted to determine if alcohol or drugs are in the employee's system.

Reasonable suspicion may be justified by one or a combination of the following indicators:

Bloodshot or watery eyes	Slurred speech
Alcohol on the breath	Physical and/or verbal altercation
Inability to walk a straight line	An accident involving City property
Possession of drugs or alcohol	Frequent absenteeism
Confusion/difficulty in concentration	Noticeable change in behavior

The following steps establish a procedure to facilitate the medical evaluation process:

- Step 1 The Department Manager will meet with the City Manager, or designee, to discuss the employee's behavior. At that time, it will be determined if the employee should be tested for drugs. The City Manager, or designee, will arrange for an immediate appointment with a medical facility to conduct the test, unless the employee admits to

being under the influence of alcohol or controlled substance.

An employee's refusal to submit immediately to an alcohol or drug analysis when requested by management may constitute insubordination, and may be grounds for disciplinary action up to, and including, dismissal. All employees are required to consent to controlled substance and alcohol testing and/or inspection pursuant to this policy as a condition of continued employment.

- Step 2 The City will immediately provide transportation for the employee to the medical facility and wait for the tests to be completed. The type of testing required will be determined by the physician.
- Step 3 After being tested, the employee will be transported home, or in appropriate situations, to the hospital. The employee will continue receiving pay during this time and disciplinary action will not be administered unless the test results show the presence of alcohol or drugs. Information obtained through this testing will be treated with strict confidentiality.
- Step 4 If alcohol or drugs are found in the employee's body, the City Manager, or designee, shall meet with the employee and explain the proposed disciplinary action. The employee shall be encouraged to seek professional assistance.

If an employee is convicted of criminal drug activity, the employee must notify the City Manager, or designee, of the conviction in writing within five calendar days after the conviction.

Section 4. Documentation.

Records relating to job performance, attendance, and behavior shall be maintained in the employee's personnel file. Only the behavior associated with alcohol or drugs should be documented and placed in the employee's personnel file. All tests shall be maintained, along with the employee's medical records, in a confidential medical file separate from the personnel records.

Section 5. Follow-Up.

If the employee's drug test results are confirmed positive, the following steps shall occur:

1. The City Manager, or designee, the Department Manager and the City Attorney will determine the most suitable disciplinary action.
2. The employee will also be assisted in locating an appropriate treatment or counseling program if the employee is not already enrolled in such a program.

Although the employee will be offered a reasonable opportunity for rehabilitation, continued employment with the City will be dependent upon the nature and frequency of the alcohol or controlled substance usage and other factors deemed relevant by the City.

Should the results of the alcohol or drug test be negative, the employee may return to the workplace and perform regular job duties, and no further action will be taken on the incident that gave rise to the reasonable suspicion.

Chapter 6

Section 1. Definitions.

Appointing Authority	The City Manager, or designee, who has the final authority to appoint a person to a position of employment.
At-Will Employee	Any person who is not included as part of the Competitive Service and is under contract who may be dismissed by the City Manager at any time for any reason and without prior notice or right of appeal.
Business Related Gifts	Anything of value, whether tangible or intangible, for which equal or greater value is not provided in return.
Competitive Service	All employees hired through competitive procedures set forth in the Recruitment Policy. Exceptions are those positions excluded from the Competitive Service and those persons hired to meet immediate requirements of an emergency condition.
Drugs and Controlled Substances	All forms of alcohol, narcotics, depressants, stimulants, hallucinogens, marijuana, and substances recognized as drugs in the official United States Pharmacopoeia and any supplement thereof.

Exempt Employee	An employee who is exempt from the overtime payment provisions of FLSA
Fair Labor Standards Act (FLSA)	The Federal Law which guarantees non-exempt employees time and one-half pay for working overtime.
Full-Time Employee	An employee who is a management employee or is an employee regularly scheduled to work 40 hours or more during a workweek.
Immediate Family	Any relative of blood or marriage who is a member of the employee's household, under the same roof, any parent, grandparent, spouse, domestic partner, child, brother, sister, father-in-law, brother-in-law, sister-in-law, mother-in-law or sister-in-law regardless of residence
Management Employee	An employee designated as such in the Salary and Benefits Resolution and is not covered under the provisions of FLSA.
Non-Exempt Employee	An employee who is covered by the overtime provisions of FLSA.
Part-Time Employee	An employee filling a position that requires a schedule of less than 40 hours per week. An employee, designated as part-time by the City Manager, who may not have a regular schedule. Employees working less than thirty (30) hours per week are excluded from competitive service, serve at the will of the City Manager, and may be terminated without cause or without hearing or right of appeal. Employees working 30 hours or more but less than 40 will receive ½ the benefits of full-time employees.
Probationary Employee	A Full-time, non-management employee who is serving his or her probationary period.

Probation Period	A working test period in which an employee is required to demonstrate his or her fitness for the position assigned. The probationary period is considered to be an integral part of the examination, recruiting, testing, and selection process. The probation period is one year for a new employee, starting from the employee's date of hire, and six months for a promoted employee, starting from the employee's date of promotion. Probation may be extended under certain circumstances.
Regular Full-Time Employee	A full-time, non-management employee who has successfully completed his or her probationary period in their position in the competitive service and is occupying a position established on a continuing basis, as distinct from temporary employees who serve on a seasonal or intermittent basis.
Regular Part-Time Employee	An employee, designated as part-time by the City Manager, who works less than 40 hours per week on a regular basis.
Volunteer	An individual who accepts an unpaid position with the City to perform specific tasks. A volunteer can be released at any time and for any reason without the right of appeal.
Supervisor	An individual who provides first line management work monitors and regulates employees in their performance or assigned or delegated tasks.
Working Hours	Normal working hours are from 7:30 a.m. to 5:30p.m., Monday through Thursday.



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: CAROL JACOBS, CITY MANAGER

SUBJECT: PROPOSED REVISED SALARY AND BENEFIT SCHEDULE

RECOMMENDATION: APPROVE REVISED SALARY AND BENEFIT SCHEDULE EFFECTIVE JULY 1, 2013.

BACKGROUND:

Over the past two and a half years, the City has established a number of employee job classifications and salary ranges. Exhibit A is the Existing Salary Range. The salary ranges have not been consolidated into a single resolution, nor do they have defined "steps". The purpose of a salary schedule is to compile all job classifications and salary ranges into one resolution. There may be job classifications which are on the salary resolution that are currently not authorized in the budget. If at some time in the future, these positions are requested, the job classification, description and salary schedule is already defined.

DISCUSSION:

In order to consolidate all job classifications and job descriptions staff has created the attached salary and benefit schedule as shown on Exhibit B. Each position identifies annual, monthly and hourly rates. This schedule provides for a seven steps. Each step represents a 5% increase. The top step of the salary range has not increased for any position; however all of the authorized positions approved minimums would decrease. This is a one-time adjustment to the salary schedule. If the City Council chooses a 5 step schedule 8 positions would increase from the approved minimum and a 6 step schedule would see two positions increase at the bottom of the range.

The purpose of a salary schedule is to give supervisors and employees certainty when it comes to job performance. This creates a fair and equitable way to reward employees who are performing at a satisfactory or above level. Without steps, performance increases could be considered

arbitrary as some employees may give a 2% raise while others get 7% as there is no set step. Under the seven step salary schedule it would take an employee seven years to reach the top step.

It is also recommended that current employees be moved to the closest step up to their existing pay. This will cleanly put all employees on a step for future performance.

Exhibit C is a revised salary resolution which also defines the benefit package for employees. Current rates for health coverage range from \$1,212 per month to \$2,753 (for medical, dental and vision). It is estimated that premiums could increase from 8% to 14% for fiscal year 2013-14. This could impact rates on the low end from \$96-\$169 per month. For the most expensive plan increases could range from \$220-\$385 per month. Due to increasing health care costs, staff is recommending the cafeteria plan rate increase \$200 per month from \$1,300 to \$1,500.

FISCAL IMPACT:

To properly place each employee on the next available step is \$13,872 per year. This includes salary, workers' compensation, retirement and Medicare. To increase the health care benefit for city employees and City Council members is \$31,200, for a total cost of \$45,072. These costs have been included in the preliminary budget for fiscal year 2013-14.

ATTACHMENTS:

1. Exhibit A – Existing Salary Ranges
2. Exhibit B – Proposed Salary Ranges
3. Exhibit C –Resolution 13-13

Prepared by: Carol Jacobs, City Manager
Reviewed by: John Cavanaugh, City Attorney

**SALARY SCHEDULE
CITY OF EASTVALE**

<u>Position</u>	<u>Approved Minimum</u>	<u>Approved Maximum</u>
Account Clerk	42,000	54,000
Accounting Specialist	48,000	60,000
Assistant City Clerk	48,000	60,000
Code Enforcement Officer	48,000	60,000
Code Enforcement Supervisor	54,000	66,000
Code Enforcement Technician	42,000	48,000
Deputy City Clerk	42,000	54,000
Deputy Finance Director	72,000	90,000
Management Analyst	60,000	72,000
Office Assistant	36,000	42,000
Public Information Officer	48,000	60,000
Recording Secretary	36,000	42,000
Senior Accountant	60,000	72,000

**PROPOSED SALARY SCHEDULE
CITY OF EASTVALE
EFFECTIVE JULY 1, 2013**

Position	Steps - Annual/Monthly/Hourly						
	A	B	C	D	E	F	G
Account Clerk	40,296 3,358 19.37	42,310 3,526 20.34	44,426 3,702 21.36	46,647 3,887 22.43	48,980 4,082 23.55	51,429 4,286 24.73	54,000 4,500 25.96
Accounting Specialist	44,773 3,731 21.53	47,012 3,918 22.60	49,362 4,114 23.73	51,830 4,319 24.92	54,422 4,535 26.16	57,143 4,762 27.47	60,000 5,000 28.85
Assistant City Clerk	44,773 3,731 21.53	47,012 3,918 22.60	49,362 4,114 23.73	51,830 4,319 24.92	54,422 4,535 26.16	57,143 4,762 27.47	60,000 5,000 28.85
Code Enforcement Officer	44,773 3,731 21.53	47,012 3,918 22.60	49,362 4,114 23.73	51,830 4,319 24.92	54,422 4,535 26.16	57,143 4,762 27.47	60,000 5,000 28.85
Code Enforcement Supervisor	49,250 4,104 23.68	51,713 4,309 24.86	54,298 4,525 26.10	57,013 4,751 27.41	59,864 4,989 28.78	62,857 5,238 30.22	66,000 5,500 31.73
Code Enforcement Technician	35,818 2,985 17.22	37,609 3,134 18.08	39,490 3,291 18.99	41,464 3,455 19.93	43,537 3,628 20.93	45,714 3,810 21.98	48,000 4,000 23.08
Deputy City Clerk	40,296 3,358 19.37	42,310 3,526 20.34	44,426 3,702 21.36	46,647 3,887 22.43	48,980 4,082 23.55	51,429 4,286 24.73	54,000 4,500 25.96
Deputy Finance Director	67,159 5,597 32.29	70,517 5,876 33.90	74,043 6,170 35.60	77,745 6,479 37.38	81,633 6,803 39.25	85,714 7,143 41.21	90,000 7,500 43.27
Management Analyst	53,728 4,477 25.83	56,414 4,701 27.12	59,235 4,936 28.48	62,196 5,183 29.90	65,306 5,442 31.40	68,571 5,714 32.97	72,000 6,000 34.62
Office Assistant	31,341 2,612 15.07	32,908 2,742 15.82	34,554 2,879 16.61	36,281 3,023 17.44	38,095 3,175 18.32	40,000 3,333 19.23	42,000 3,500 20.19
Public Information Officer	44,773 3,731 21.53	47,012 3,918 22.60	49,362 4,114 23.73	51,830 4,319 24.92	54,422 4,535 26.16	57,143 4,762 27.47	60,000 5,000 28.85
Recording Secretary	31,341 2,612 15.07	32,908 2,742 15.82	34,554 2,879 16.61	36,281 3,023 17.44	38,095 3,175 18.32	40,000 3,333 19.23	42,000 3,500 20.19
Senior Accountant	53,728 4,477 25.83	56,414 4,701 27.12	59,235 4,936 28.48	62,196 5,183 29.90	65,306 5,442 31.40	68,571 5,714 32.97	72,000 6,000 34.62

City Manager contract effective September 10, 2012
198,000 per year

Benefits

Retirement Benefits 2% at 60	9.126%	of salary
Cafeteria Health Benefits	1,500	month
Holidays	12	per year
Vacation Hours - first 5 years	80	hours per year
Sick Leave Hours	90	hours per year

Other benefits are defined in the City's Personnel Policies and Procedures

RESOLUTION NO. 13-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE,
CALIFORNIA, ESTABLISHING THE AUTHORIZED POSITIONS
FOR THE FISCAL YEAR 2013-2014, EFFECTIVE, JULY 1, 2013.**

POSITION	2011-2012 Approved	2012-2013 Approved	2013-2014 Proposed
<u>CITY MANAGER/CLERK</u>			
City Manager/City Clerk	1.00	1.00	1.00
Public Information Officer	0.50	0.50	1.00
Management Analyst	1.00	1.00	0.00
<u>CITY CLERK</u>			
City Clerk – contract	1.00	0.00	0.00
Assistant City Clerk	0.00	1.00	1.00
Deputy City Clerk	1.00	0.00	0.00
Office Assistant	1.00	1.00	1.00
Recording Secretary	0.50	0.50	0.25
<u>FINANCE</u>			
Finance Director/Treasurer – contract	1.00	1.00	.25
Deputy Finance Director	1.00	1.00	1.50
Account Clerk	0.50	0.75	1.00
<u>CODE ENFORCEMENT</u>			
Code Enforcement Supervisor	0.00	1.00	0.00
Code Enforcement Officer	1.00	0.00	2.00
Code Enforcement Technician	1.00	1.00	0.00
Totals	10.50	9.75	9.00

The attached Salary and Benefit Schedule is effective July 1, 2013.

PASSED, APPROVED, AND ADOPTED this 8th Day of May 2013.

Ike Bootsma
Mayor

APPROVED AS TO FORM:

ATTEST:

John Cavanaugh
City Attorney

Ariel M. Hall
Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Resolution Number 13-13 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 8th day of May, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: TERRY SHEA, FINANCE DIRECTOR

SUBJECT: ALTERNATIVE TAX APPORTIONMENT (TEETER)

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION TO AUTHORIZE THE RIVERSIDE COUNTY AUDITOR-CONTROLLER TO APPORTION PROPERTY TAX REVENUES DUE THE CITY OF EASTVALE IN ACCORDANCE WITH THE PROVISIONS OF THE TEETER PLAN.

BACKGROUND:

Riverside County has adopted an alternative property tax apportionment method known as the “Teeter Plan” and Riverside County cities can participate in the plan. The Teeter Plan allows counties to allocate secured property taxes to jurisdictions at 100% of the billed amount rather than actual tax collections. The County then collects all future delinquent tax payments, penalties and interest.

The County has requested from cities that want to participate in the Teeter Plan a City Council Resolution authorizing the Riverside County Auditor-Controller to apportion property tax revenues due their City in accordance with the provisions of the Teeter Plan.

DISCUSSION:

The Teeter Plan results in the following benefits to the City:

- The City will receive 100% of the current secured tax levy in the current year, as opposed to 95%.
- The property tax estimation and allocation process may be simplified for budgeting.
- The City will have more stable and reliable annual property tax revenues.
- The City will receive an estimated one-time catch up payment of \$21,139.

By supporting the Teeter Plan the City of Eastvale forfeits the rights to future tax penalties and interest.

FISCAL IMPACT:

There is a five percent administrative fee for the initial year only. The administrative fee is deposited into the Tax Losses Reserve Fund and is not available to the city. The County was unable to provide an estimate of the amount at this time.

ATTACHMENTS:

1. Resolution No. 13-10 Requesting Inclusion of the City of Eastvale into the Alternative Method of Property Tax Distribution Known as the Teeter Plan
2. TEETER / ALTERNATE METHODOLOGY
3. County of Riverside "Estimated Teeter Payment for the City of Eastvale – October 2013
4. City of Eastvale – Secured Current and Prior Year Payments
5. Secured Prior Year Historical Trends – Countywide
6. Riverside Countywide Delinquency History Secured – Secured Tax Roll

Prepared by: Terry Shea

Reviewed by: Terry Shea, Finance Director

City Manager

City Attorney

RESOLUTION NO. 13-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE,
CALIFORNIA, MADE PURSUANT TO SECTION 4715 OF THE REVENUE AND
TAXATION CODE OF THE STATE OF CALIFORNIA AGREEING TO PARTICIAPTE
IN THE ALTERNATIVE METHOD FOR DISTRIBUTION OF TAX LEVIES AND
COLLECTIONS AND OF TAX SALE PROCEEDS ADOPTED BY THE COUNTY OF
RIVERSIDE**

WHEREAS, chapter 3, of part 8 of division 1 of the Revenue and Taxation Code of the State of California (hereinafter the "Revenue and Taxation Code") beginning with Section 4701 thereof, authorizes the County of Riverside (hereinafter the "County") to adopt the alternative method of distribution of tax levies and collection and of tax sale proceeds as set forth therein; and

WHEREAS, The City of Eastvale (hereinafter the "City") is a public agency and taxing agency for which the County levies and collects taxes but for which the County Treasury is not the legal depository; and

WHEREAS, Section 4715 of the Revenue and Taxation Code allows a public agency for which the County Treasury is not the legal depository to agree, by resolution, to participate in the alternative method of distribution of tax levies and collections and of tax sales proceeds; and

WHEREAS, The City desires to participate in the alternative method of distribution of tax levies and collection and of tax sale proceeds;

NOW THEREFORE, BE IT RESOLVED the City Council of the City of Eastvale resolves as follows:

1. In a meeting assembled on May 8, 2013, that the City of Eastvale agrees to participate in the alternative method of distribution of tax levies and collection and of tax sale proceeds for the fiscal year 2013-2014.
2. This resolution shall take immediate effect upon its adoption and shall remain in effect for each fiscal year thereafter unless rescinded pursuant to the provision of Chapter 3 Part 8 of Division 1 of the Revenue and Taxation Code.
3. That the City is hereby directed to file a certified copy of the resolution with the County Board of Supervisors, Riverside County Auditor/Controller and Riverside County Tax Assessor.

PASSED, APPROVED AND ADOPTED this 8th day of May, 2013.

Ike Bootsma, Mayor

Attest:

Ariel Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF EASTVALE)

I, Ariel M. Hall, ASSISTNAT CITY CLERK OF THE CITY OF EASTVALE, DO HEREBY CERTIFY that the foregoing Resolution No. 13-10 was duly and regularly adopted by the City Council of the City of Eastvale at a REGULAR meeting held the 8TH day of May, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ariel M. Hall, City Clerk

Roll Maintenance Section
Chapter C-2

TEETER / ALTERNATE METHODOLOGY

INTRODUCTION

In the 1940s, the Auditor-Controller for Contra Costa County, Mr. Desmond Teeter proposed an *Alternate Method of Tax Apportionment*. His idea was expanded and incorporated in R&T Code §4701-§4722 October 1, 1949. Because Mr. Teeter was the author of this alternate method, it is now commonly referred to as the *Teeter plan*.

Only five counties originally adopted the *Teeter plan*. In fiscal year 1993-94 after the *ERAF* shift was mandated by the State, counties were searching for an offset to their property tax losses. Legislation was passed that allowed counties opting into the Teeter plan to receive a one-time credit known as the *Teeter credit* (R&T Code §97.3(a)(5)). See the Main Topic and Methodology below for further explanation. Because of the Teeter credit, many more counties opted to allocate property taxes per the Teeter plan.

MAIN TOPIC

The Teeter plan allows counties to allocate *secured, utility, assessments, and/or supplemental property taxes* to *jurisdictions* at 100% of the billed amount rather than actual tax collections. The county apportions these levies to all *taxing jurisdictions* although 100% of the taxes have not been collected. The county collects all future delinquent tax payments, penalties and interest and distributes them to the appropriate funds. The benefits are twofold: 1) the property tax estimation and allocation process may be simplified, and 2) the jurisdictions have more stable and reliable annual property tax revenues.

METHODOLOGY

Initial year: When the choice to apportion taxes using this method is made, the following steps are taken (R&T Code §4701):

- a. The county board of supervisors must adopt a resolution no later than July 15 of the fiscal year for which the Teeter plan is to first apply (October 15 for 1993/94). This resolution states the county's intention to operate under the Alternate Method of Tax Apportionment, (R&T Code §4702(a)). Once adopted, the Teeter Plan remains in effect unless either the county board of supervisors or resolutions from two-thirds of the participating revenue districts order its discontinuance (R&T Code §4702(a)&(b)).
- b. Two funds must be created a *Tax Losses Reserve Fund* and an *Apportioned Tax Resource Fund*.

1. A Tax Losses Reserve Fund is established to cover losses, which may occur in the amount of tax liens as a result of sales of *tax-defaulted property* (R&T Code §4703(a)). This fund receives revenues from payment of delinquent penalties, *redemption* penalties and redemption interest (R&T Code §4708 & §4710). Unclaimed excess proceeds from the sale of defaulted property are also revenue to this fund (R&T Code §4674).
2. An Apportioned Tax Resources Fund, referred to as a *Tax Resource Fund*, is established and used to control the tax charge receivables, collections, and distributions (R&T Code §4703(b)).
 - a. The initial buyout amount is calculated as follows: The dollar value of the delinquent taxes subject to Teeter is determined and 95% of the amount is apportioned to the participating taxing agencies. The remaining 5% are deposited to the Tax Losses Reserve Fund (R&T Code §4713). See the Controls-Reconciling & Balancing chapter for journal entries.

For the fiscal year 1993-1994, those counties opting for the first time to use the Teeter plan were allowed a one-time *Teeter credit* (R&T Code §97.3(a)(5)&(6)). Those counties opting in for the first time after fiscal year 1993-94 follow the provisions in R&T Code §97.36(a). The credit was that portion of the initial buyout distributed to the school districts (does not include basic aid schools).

Current year: After the current year levy is determined, the full amount is apportioned to all jurisdictions. *Reverse apportionments* are completed for corrections, cancellations and refunds from the current and prior year tax rolls (R&T Code §4707). Exactly how these apportionments are accomplished varies with participating counties and depends greatly upon individual system capabilities (R&T Code §4705). General practice and cash flow limitations allow for allocations throughout the year at the discretion of each county. For adjustments to the Taxes Losses Reserve Fund concerning defaulted tax sales, see the "Controls - Reconciling & Balancing" chapter.

Tax Losses Reserve Fund Transfers: A county electing to make transfers from the Tax Losses Reserve Fund shall base that transfer on either of the following calculations:

- a. Whenever, in any year, the amount in this fund exceeds 1% of the total of all taxes Teetered on the secured roll for the participating entities, the amounts authorized to be credited to this fund MAY, for the remainder of that year, be credited to the county general fund (R&T Code §4703). (Note: This percentage has been revised downward throughout the years as follows: October 1, 1949 - 5%; September 17, 1987 - 4%; October 6, 1993 - 3%; May 11, 1995 - 2%; and October 16, 1995 - 1%)
- b. An alternative procedure, upon county resolution, requires that not less than 25% of the county total delinquent secured taxes and assessments, as calculated at year-end, for participating entities must be maintained in the fund. At the end of the fiscal year any excess of the 25% MAY be credited to the county general fund (R&T Code §4703.2(c)). Prior to October 16, 1995, the percent factor was 50%.

ADDITIONAL CONSIDERATIONS

There are special legislative provisions for certain counties. Review the code sections referenced above.

Apportionment may be based on collections, levy, or a combination of the two, when not all districts are included in the Teeter plan.

ACCOUNTING TREATMENT

Please review your county's method before apportioning property taxes. See the "Controls - Reconciling & Balancing" chapter for specific entries.

RELATED TOPICS/CHECKLISTS

Apportionment of taxes and subventions;
Teeter & non-Teeter (Chapter C-1)
Controls - Reconciling & Balancing (Chapter F-4)

Estimated Teeter Payment for City of Eastvale - October 2013

		Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10
		FY 2011-12 Teeter Unpaid Taxes	Less FY 2012-13 SPY Period 1 Tax	Less FY 2012-13 SPY Period 1 Penalty	Less FY 2012-13 SPY Period 2 Tax (Estimated)	Less FY 2012-13 SPY Period 2 Penalty (Estimated)	Total SPY P & I	FY 2012-13 Teeter Unpaid Taxes (Estimated)	Estimated Buyout	Less 5% TLRB Admin	Estimated Teeter Payment - October 2013
									col 1 + col 6 + col 7	col 7 * .95	col 7 - col 8
02-3400	City of Eastvale	52,619.04	(37,595.11)	(10,933.75)	(27,901.60)	(14,201.31)	(90,631.76)	44,199.99	6,187.27	(309.36)	5,877.91
02-3410	City of Eastvale Fire Protection	136,618.73	(97,611.00)	(28,388.10)	(72,443.01)	(36,871.90)	(235,314.01)	114,759.73	16,064.46	(803.22)	15,261.23
		189,237.77	(135,206.11)	(39,321.85)	(100,344.60)	(51,073.21)	(325,945.77)	158,959.73	22,251.73	(1,112.59)	21,139.14
	Methodology Applied:	From Actual Teeter Settlement Report	Actual apportionments	Actual apportionments	Estimated based on trends	Estimated based on trends	Sum of all SPY Tax and Penalty Payments FY 12- 13	Estimate based on SS4 11-12 less 16% from SPY collection trend	Sum of FY 11-12 SS4 and FY 12- 13 SS4 Est. less SPY Tax and Penalty apportionments	5% Tax Losses Reserve Administrative Payment (Initial Year only)	Estimated Buyout less Admin. Fee

SPY = Secured Prior Year

SS4 = Secured Settlement 4 Teeter Apportionment of Unpaid Taxes

City of Eastvale - Secured Current and Prior Year Payments

	City of Eastvale	City of Eastvale Fire	Total	% of Original Charge
FY 2011-12				
Original Charge	1,363,062.44	3,539,020.28	4,902,082.72	
Secured Advance 30%	408,918.75	1,061,706.14	1,470,624.89	30.0%
Secured Settlement 1	266,668.56	692,371.40	959,039.96	19.6%
Secured Advance 10%	136,306.25	353,902.04	490,208.29	10.0%
Secured Settlement 2	402,362.02	1,044,682.41	1,447,044.43	29.5%
Secured Settlement 3	39,060.66	101,416.11	140,476.77	2.9%
	<u>1,253,316.24</u>	<u>3,254,078.10</u>	<u>4,507,394.34</u>	91.9%
<i>Estimated Unpaid using original charge</i>	<i>109,746.20</i>	<i>284,942.18</i>	<i>394,688.38</i>	
<i>Estimated Reduction for refunds and roll changes</i>	<i>107,551.28</i>	<i>279,243.34</i>	<i>386,794.61</i>	
Secured Prior Year 1 - Tax	0.00	0.00	0.00	
Secured Prior Year 1 - Penalty	0.00	0.00	0.00	
Secured Prior Year 2 - Tax	0.00	0.00	0.00	
Secured Prior Year 2 - Penalty	0.00	0.00	0.00	
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
FY 2012-13				
Original Charge	1,381,289.18	3,586,351.16	4,967,640.34	
Secured Advance 30%	414,386.00	1,075,903.39	1,490,289.39	30.0%
Secured Settlement 1	288,710.34	749,601.67	1,038,312.01	20.9%
Secured Advance 10%	138,128.66	358,634.46	496,763.12	10.0%
Secured Settlement 2 (Estimated)	407,480.31	1,057,973.59	1,465,453.90	29.5%
Secured Settlement 3 (Estimated)	40,057.39	104,004.18	144,061.57	2.9%
	<u>1,288,762.69</u>	<u>3,346,117.30</u>	<u>4,634,879.99</u>	93.3%
<i>Estimated Unpaid using original charge</i>	<i>92,526.49</i>	<i>240,233.86</i>	<i>332,760.35</i>	
<i>Estimated Reduction for refunds and roll changes</i>	<i>90,675.96</i>	<i>235,429.19</i>	<i>326,105.14</i>	
<i>Estimated reduction to FY 12/13 due to lower delinquencies</i>	<i>-16%</i>	<i>-16%</i>	<i>-16%</i>	
Secured Prior Year 1 - Tax	37,595.11	97,611.00	135,206.11	
Secured Prior Year 2 - Tax (Estimated)	27,901.60	72,443.01	100,344.60	
SPY Tax	<u>65,496.71</u>	<u>170,054.01</u>	<u>235,550.71</u>	
Secured Prior Year 1 - Penalty	10,933.75	28,388.10	39,321.85	
Secured Prior Year 2 - Penalty (Estimated)	14,201.31	36,871.90	51,073.21	
SPY Penalty	<u>25,135.06</u>	<u>65,260.00</u>	<u>90,395.06</u>	
Total SPY	<u>90,631.76</u>	<u>235,314.01</u>	<u>325,945.77</u>	
FY 11/12 unpaid oc	109,746.2	284,942.2		
SPY Tax Paid (11-12)	<u>65,496.71</u>	<u>170,054.01</u>		
Estimated Unpaid for FY 11-12	<u>44,249.49</u>	<u>114,888.17</u>		

Secured Prior Year Historical Collection Trends - Countywide

	<u>Per 1 Tax % recd</u>	<u>Per 2 Tax % recd</u>	<u>Total</u>	<u>Per 1 Penalty % recd</u>	<u>Per 2 Penalty % recd</u>	<u>Total</u>
2007-08	62.2%	37.8%	100.0%	49.2%	50.8%	100.0%
2008-09	72.4%	27.6%	100.0%	64.0%	36.0%	100.0%
2009-10	72.1%	27.9%	100.0%	62.9%	37.1%	100.0%
2010-11	58.1%	41.9%	100.0%	46.9%	53.1%	100.0%
2011-12	57.4%	42.6%	100.0%	43.5%	56.5%	100.0%

County of Riverside
Auditor-Controller's Office
Accounting Support Division
Property Tax Unit
8/3/2012

Countywide Delinquency History - Secured Tax Roll

GENERAL PURPOSE	07-08	08-09	09-10	10-11	11-12
Delinquency %	8.47%	7.04%	4.80%	3.31%	2.48%



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: TERRY SHEA, FINANCE DIRECTOR

SUBJECT: INTRODUCTION AND PUBLIC HEARING FOR THE ANNUAL OPERATIONS AND CAPITAL IMPROVEMENT BUDGET FISCAL YEAR 2013-2014

RECOMMENDATION: CONSIDERATION AND DISCUSSION OF FISCAL YEAR 2013-2014 ANNUAL OPERATIONS AND CAPITAL IMPROVEMENT BUDGET AND SET DATE FOR CONTINUATION OF PUBLIC HEARING AND ADOPTION OF BUDGET RESOLUTION FOR JUNE 12, 2013

BACKGROUND:

A budget is a plan to match existing resources with the needs of the community. The budget resolutions provide for the adoption of the annual budget. The annual budget, once approved by the City Council, provides guidance for the general operation of the City. It includes expenditures and the means to finance them.

The budgetary process begins as a team effort in February of each year, starting with a City Council goal setting session held on February 13, 2013. The Finance Department works in cooperation with all City departments to formulate revenue projections for the upcoming fiscal year. From this, the individual departments use the projected revenues to prioritize and recommend the next fiscal year's objectives. The City Manager's Office and the Finance Department review each budget proposal, revenue assumptions, and all current financial obligations, before preparing the proposed document for the City Council. The City Council reviews the Proposed Budget, through a series of public hearings and/or workshops, with the final adoption scheduled no later than the second City Council meeting in June.

DISCUSSION:

The purpose of tonight's discussion is to introduce the proposed fiscal year 2013-2014 budget to the City Council. At the close of the discussion, and after consideration of testimony given, it is recommended that the City Council continue consideration of the proposed budget to a public hearing scheduled for June 12, 2013 and then for adoption that evening.

The City is proposing herein a balanced budget for fiscal year 2013-2014. General Fund revenues budgeted for the City of Eastvale total \$10,390,533 with General Fund appropriations also proposed at \$10,390,533. The following are General Fund highlights of the proposed budget for your consideration:

Revenues

The City proposes an overall increase in General Fund Revenues of \$2,271,593. Changes from the prior year adopted 2012-13 budget are as follows:

General Fund Revenues by Type (see budget page 31)

	Adopted Budget <u>2012-13</u>	Proposed Budget <u>2013-14</u>	Percent <u>Change</u>
Property Taxes	\$ 1,400,000	\$ 1,440,958	3%
Sales & Use Tax	3,200,000	5,150,000	61%
Franchise Fees	1,173,000	1,270,000	8%
Other Taxes	250,000	336,000	34%
Fees for Services	1,632,640	1,882,975	15%
Fines & Forfeitures	170,000	161,600	-5%
Intergovernmental	-	37,000	0%
Use of Money & Property	9,000	12,000	33%
Miscellaneous	-	-	0%
Other Financing Sources	-	-	0%
Transfers	<u>284,300</u>	<u>100,000</u>	<u>-65%</u>
Total General Fund	\$ 8,118,940	\$10,390,533	28%

- Sales Tax – Increase of \$1.95 million due to overall increase in retail sales activity, development of commercial retail throughout Eastvale, and the sales tax audit findings that reallocated certain business' sales tax to the City of Eastvale that were previously reported to other agencies in error.
- Other Taxes – Real Property Transfer Tax increase of \$86,000 reflects a higher volume of home sales above what was projected in the prior year.
- Fees for Services – Increase in building permits and development revenue of \$250,355 due to development activity moderately increasing into the 2013-2014 budget year.

Expenditures

The City proposes an overall increase in General Fund Appropriations of \$1,089,347. Changes from the prior year adopted 2012-13 budget are as follows:

**General Fund Expenditures by Type
(see budget page 37)**

	Adopted Budget <u>2012-13</u>	Proposed Budget <u>2013-14</u>	Percent <u>Change</u>
Personnel	\$ 1,044,718	\$ 1,000,949	-4%
Operations	8,158,968	9,357,664	15%
Capital Outlay	<u>97,500</u>	<u>31,920</u>	<u>-67%</u>
Total General Fund	\$ 9,301,186	\$10,390,533	12%

- Police Department – Increase of \$934,280 due to increase of patrol service hours from 70 hours per day in the fiscal year 2012-2013 budget to 80 hours per day in the proposed fiscal year 2013-2014 budget.
- Animal Control – Increase of \$90,000 due implementing an animal control canvassing program in addition to the current services provided by Riverside County. This program is proposed for one year only.
- Planning Department - Increase of \$190,825 is due primarily to updating the sign regulations in the zoning code, the creation of a City Parks/Trails Master Plan, and the creation of General Plan design guidelines and entryway master plan, among other miscellaneous items.
- Building & Safety – Increase by \$212,194 reflecting the current activity levels of development within Eastvale and is offset by a correlated increase in permit and development fee revenue.

Also in line with City Council’s goal to provide excellent levels of public safety, the total Fire Structural Fund proposed expenditures is \$7,895,846 in the 2013-2014 fiscal year compared to \$2,790,744 in the 2012-2013 fiscal year. This \$5.1 million increase is comprised of the following factors:

- First, the City has devoted resources to increasing the Fire Department staffing to include a medic squad at Fire Station No. 27. The addition of the medic squad is a \$592,261 increase to current year appropriations.
- Second, the City will staff a Fire Safety Specialist at City Hall for plan checks to increase customer service to the development community. The fire safety specialist is an increase of \$118,433, all of which will be funded by plan check fees.
- Third, the City proposes the purchase of land for the design and construction of a second fire station. These capital costs will be paid by existing Fire Fund reserves and total \$4,620,000.

PLEASE NOTE: The proposed 2013-2014 budget reflecting increases to police, fire, animal control, and planning (noted above) are all contingent upon the City and County of Riverside successfully negotiating a mutually agreeable amendment to the Revenue Neutrality Agreement that was effective upon incorporation. *Should there not be an approved amendment to the Revenue Neutrality Agreement by June 11, 2013, all proposed service increases to police, fire, animal control and planning proposed in the 2013-2014 budget will to be removed and revised to reflect current service levels as adopted in the 2012-2013 budget.*

FISCAL IMPACT:

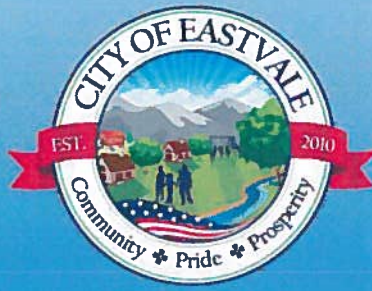
Establish the City of Eastvale's Fiscal Year 2013-2014 Annual Operations and Capital Improvement Budget in total for all City funds as follows (see budget page 27):

- Estimated Revenues at \$19,565,240
- Proposed Appropriations at \$23,917,771
- Capital Improvement Program budget at \$8,701,167 (see budget page 97)

ATTACHMENTS:

1. Annual Operations and Capital Improvement Budget Fiscal Year 2013-2014 - DRAFT

Prepared by: Anna Montoya, Deputy Finance Director
Reviewed by: Terry Shea, Finance Director
Carol Jacobs, City Manager
John Cavanaugh, City Attorney



DRAFT

Establish A Solid Fiscal Foundation For The City

City of

EAST

Optimize The City's Economic Development Potential



Maintain An Excellent Level Of Public Safety

VALE

California

Provide High Quality Public Facilities And Infrastructure

Annual Operations and Capital Improvement Budget Fiscal Year 2013-2014

DRAFT





CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014

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CITY MANAGER'S BUDGET MESSAGE

June XX, 2013

Honorable Mayor Bootsma and City Council Members:

Submitted herewith is the Annual Operations and Capital Improvement Budget for Fiscal Year 2013-2014. This document provides two important benchmarks to assist you in prioritizing the City's responsibilities and goals. First, the budget presents to you the cost of providing services and programs to the community. Second, this document provides you with estimated funding sources available, taking into account the current economic outlook, legal restrictions, and reduced availability of State funding sources.

The biggest obstacle the City continues to face is the restoration of Vehicle License Fee Revenue eliminated by the State Legislation's passage of SB89 on June 29, 2011. Our City was afforded no due process when these revenues were taken. There was no policy committee process, no opportunity to be heard. Rather, laws and policies which took years of careful legislative policy deliberations to establish were swept away in a matter of hours.

As a newly incorporated city, the elimination of \$3.4 million in general fund revenues posed a devastating effect on the City's operating budget. As a result of the confiscated revenue, the City eliminated certain programs and reduced service levels to "bare bones" in order to have a balanced budget while maintaining the City Council and community's priorities and directives.

The City is currently awaiting the fate of SB56, which will backfill the new incorporations and annexations for their disproportionate loss resulting from the enactment of SB89 in 2011. This legislation would remedy the impacts on the City of Eastvale and other affected agencies by having the county auditors make an adjustment to the calculations the local agencies receive from the previous VLF-Property Tax Swap. SB56 does not swap/backfill any future annexations or incorporations, only those that were negatively affected by SB 89. The City is making every effort to restore this much needed revenue.

COUNCIL DIRECTION

During the fiscal year 2012-2013 budget cycle, the City underwent an extensive public outreach and thorough professional analysis of the City's strengths, weaknesses, opportunities and threats in order to develop a strategic plan. The strategic plan identified the City's vision and mission statement and is intended to help guide the City in setting priorities over the next five years (FY 2013-14 to FY 2018-19). Four strategic goals were identified to help staff attain the City's vision while adhering to the mission statement.

The Vision for Eastvale

"Eastvale is a prosperous city with an excellent quality of life, attracting metropolitan-level retail, restaurants, and office businesses that employ local residents."



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Mission Statement

“The mission of Eastvale is to provide exceptional customer service to its citizens and businesses and to continue to attract new businesses to invest and locate in order to build a strong, stable community with an excellent quality of life and a vital business community.”

Strategic Goals

Through the public input process and discussions with City Council members and community stakeholders, the following goals have been identified:

1. Establish a solid fiscal foundation for the City
2. Optimize the City's economic development potential
3. Maintain an excellent level of public safety
4. Provide high quality public facilities and infrastructure

Although it will take some years to develop the financial capacity to implement a number of the City's desired projects and organizational improvements, the City has strived since incorporation maintain a balanced budget in order to preserve fiscal stability and sustainability and to provide for desired levels of public safety. In keeping with the City's strategic goals, the budget highlights are presented below.

BUDGET HIGHLIGHTS

The City is proposing herein a balanced budget for fiscal year 2013-2014. General Fund revenues budgeted for the City of Eastvale total \$10,390,533 with General Fund appropriations also proposed at \$10,390,533. Although the General Fund has no net surplus, the City is proactively striving for the highest levels of public safety within the constraints of State funding. In so doing, any additional revenues projected above prior year levels have been devoted to increasing the service level of our police force in the current year. Please see discussion of Expenditures below.

Revenue Summary

The overall financial condition of the General Fund is highly dependent on the local and national economies. The dramatic slowdown in the local economy experienced by the City since incorporation appears to be showing some signs of improvement, resulting in an estimated increase in overall General Fund revenues. As a result of the elimination of the Motor Vehicle License Fees of \$3.4 million, as mentioned above, the City has had to rely more heavily on revenue sources directly affected by the local economy. These revenue sources include sales tax, property tax, and development related revenue.

Retail sales activity in Riverside County and across the State of California continues to move in a positive direction. In addition, the City continues to see growth in retail development, which has contributed to higher levels of sales tax revenue. Another factor contributing to the increased sales tax is an audit resulting in and reallocations of certain business' sales tax to the City of Eastvale that were previously reported to other agencies in error. As a result, staff is



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recommending the sales tax revenues for fiscal year 2013-2014 be increased to \$5.15 million. This is an increase of \$1,950,000, or 61% over estimated sales tax for fiscal year 2012-2013.

Housing prices appear to have stabilized. Consequently, Eastvale's base property tax revenue is anticipated to remain virtually unchanged. Staff recommends a slight increase of \$40,958 or 3%.

Despite the economic climate seen elsewhere in Riverside County and surrounding areas, the City has seen a tremendous amount of development activity. The development activity seen in the 2012-2013 fiscal year is expected to moderately continue into the 2013-2014 budget year. Therefore, staff recommends an increase in building permits and development revenue of \$189,535 or 12%.

Expenditure Summary

The fiscal year 2013-2014 proposed budget includes a \$1,089,347 increase in expenditures from \$9,301,186 in fiscal year 2012-2013 increased to a total of \$10,390,533 in the current year. This is a 12% increase over prior year 2012-2013 adopted budget.

Public Safety

Police - A direct result of meeting City Council and community strategic goals to provide excellent levels of public safety is the increase in Sheriff's patrol service hours from 70 hours per day in the fiscal year 2012-2013 budget to 80 hours per day in the proposed fiscal year 2013-2014 budget. The additional patrol hours increased the Sheriff costs to \$6,169,818 in the current year 2013-2014, an increase of 18% over prior year. Although increased patrol levels will help reduce crime and continue public education and prevention programs, the City continues to face the challenge of funding adequate personnel and facilities at levels recommended by the Sheriff's Department and Comprehensive Fiscal Analysis.

Fire - Also in line with the goal to provide excellent levels of public safety, the total Fire Structural Fund proposed expenditures is \$7,895,846 in the 2013-2014 fiscal year compared to \$2,790,744 in the 2012-2013 fiscal year. This \$5.1 million increase is comprised of the following factors:

- First, the City has devoted resources to increasing the Fire Department staffing to include a medic squad at Fire Station No. 27. The addition of the medic squad is a \$592,261 increase to current year appropriations.
- Second, the City will staff a Fire Safety Specialist at City Hall for plan checks to increase customer service to the development community. The fire safety specialist is an increase of \$118,433, all of which will be funded by plan check fees.
- Third, the City proposes the purchase of land for the design and construction of a second fire station. These capital costs will be paid by existing Fire Fund reserves and total \$4,620,000.

Animal Control - The City proposes implementing an animal control canvassing program in addition to the current services provided by Riverside County. This program is proposed for



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only one year. The cost of the canvassing program is an increase of \$90,000 in the current 2013-2014 budget.

Community Development

Planning Department - The Planning Department had an overall increase in their appropriated budget from \$578,700 in fiscal year 2012-2013 to \$769,525 in fiscal year 2013-2014. This increase of \$190,825 is due primarily to the following discretionary projects:

- Updating the sign regulations in the zoning code - \$40,000
- Creation of a City parks/trails master plan - \$30,000
- Creation of General Plan design guidelines - \$25,000
- Creation of General Plan entryway master plan - \$15,000
- Update temporary events regulations in the zoning code - \$6,000
- Other miscellaneous items - \$65,000

Building & Safety – The Building and Safety division of community development is proposed to increase by \$233,085 from \$989,456 in fiscal year 2012-2013 to \$1,201,650 in fiscal year 2013-2014. This increase reflects the current activity levels of development within Eastvale and is offset by a correlated increase in permit and development fee revenue.

LONG-TERM PLANNING

The most important planning effort in the last budget year was the adoption of the City's strategic plan. This document provides certain objectives and action plan priorities to achieve the City's vision of becoming a prosperous city with an excellent quality of life. In the years ahead, the City will use the strategic plan in conjunction with the City's General Plan to determine the policies, practices and objectives to meet the community's needs now and in the future. The effort focuses on key policy drivers including economic development, fiscal health, growth management and community character.

CAPITAL IMPROVEMENTS AND INFRASTRUCTURE

The primary infrastructure focus for the City of Eastvale is the maintenance and repair of the 75 miles of publicly maintained streets and the associated network of traffic signals, roadway signage, and pavement markings. Collectively, the street system represents the largest and most valuable City infrastructure asset. The City of Eastvale is fortunate since 85% of the streets are built to modern roadway standards and are less than 10 years old. The remaining 15% of the roads consist of older two lane County roads which, due to their age and lack of maintenance, are in immediate need of repair and replacement.

Projects to be considered as part of the City's Transportation Capital Improvement Program (CIP) will include improvements to address the older two lane County roads. Improvements to consider include repair and replacement of portions of Hamner, Archibald, and Hellman Avenues. The Transportation CIP will also include programs to address and improve vehicular



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and pedestrian safety throughout the City. Another important focus will be to continue to advocate and build strategic regional partnerships to advance the planning, design, and construction of the Limonite Interchange Improvements and the Widening of the Hamner Bridge over the Santa Ana River.

The City has also placed priority on acquiring land for and constructing a second fire station in Eastvale. A second station will reduce response times and allow for better community outreach for fire prevention programs and education.

CONCLUSION

The City continues to face an uphill battle to provide the community with the level of services it expects and deserves within the constraints of eliminated Motor Vehicle License Fees caused by State Legislative action. Despite the lost revenue, the City is determined to prosper as it looks to the future.

The development of the fiscal year 2013-2014 budget has been a difficult and complex process. Due to the severity of the economic downturn and the political maneuvering of the State Governance, forecasting revenues with a high degree of certainty has been difficult at best. This has resulted in the need to be conservative on our estimates to avoid future revenue shortfalls. Throughout, three interrelated goals have been foremost:

- Maintain the City's financial integrity
- Maintain critical service levels while looking for growth opportunities through economic development efforts
- Maintain a reserve to sustain and grow the City into the coming years

Despite the challenges the City faces, the 2013-2014 Annual Operations and Capital Improvement Budget proposed herein is a conservative financial plan, which will enable the City to maintain fiscal strength and integrity during these uncertain times.

ACKNOWLEDGEMENTS

The preparation of the proposed budget has been a cooperative process that involved all employees (City and Contract) throughout our organization. It required countless hours of study, analysis and preparation. I especially want to thank the management team of our City for working cooperatively to put together the budget. They have willingly looked at the "big picture" while considering the continued uncertainty of the current economy, which has resulted in a responsible financial plan.

I also want to acknowledge the excellent work of the City's financial team who both worked numerous hours to ensure that the City's Budget was timely and professionally prepared.



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Finally, I would like to thank to Mayor Bootsma and the City Council for their guidance. Your close attention has helped develop a budget that meets the fiscal challenges of our time. It is a privilege to be of service to you and our community.

Respectfully Submitted,

Carol Jacobs
City Manager

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BUDGET OVERVIEW

The Budget in Brief

The annual budget assures the efficient, effective, and economic uses of the City's resources, as well as establishes that the highest priority objectives are accomplished. Through the budget, the City Council sets the direction for the City, allocates its resources, and establishes its priorities.

The annual budget serves from July 1 to June 30, and is a vehicle to accurately and openly communicate these priorities to the community, businesses, vendors, employees, and other public agencies. In addition, it establishes the foundation of effective financial planning. The budget provides resource planning, performance measures, and controls that permit the evaluation and adjustment of the City's performance.

The City of Eastvale's budget is prepared and based on four expenditure categories: personnel, operations, capital outlay, and debt service.

The first two listed are considered operational in nature and are known as *recurring costs*. Capital outlay or capital improvement projects (CIP) are asset acquisitions, facilities, systems, and infrastructure improvements, etc., typically over \$25,000, and/or those items "outside" of the normal operational budget, known as *one-time costs*.

The following are discussed in the Budget Overview:

- Basis of Accounting and Description of Fund Types
- Basis of Budget / Budgetary Accounting
- Budgetary Process
- Constitutional Spending Limits
- Overview of the Operating Budget
- General Fund Overview
- Key Financial Issues Ahead

Basis of Accounting and Description of Fund Types

Basis of accounting refers to the timing of revenue and expenditure recognition for budgeting and financial reporting. The City's financial statements and accounting records are maintained in accordance with Generally Accepted Accounting Principles (GAAP) and outlined by the Governmental Accounting Standards Board (GASB). The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The City collects and records revenues and expenditures within the following categories: Governmental Funds and Fiduciary Funds (Agency).

Governmental Funds include the General Fund, Special Revenue, and Capital Project funds. These funds are accounted for using the modified accrual basis where revenues are recognized in



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the accounting period in which they become both measurable and available to finance the expenditures of the current period. Accordingly, revenues are recorded when received in cash, except that revenues subject to accrual (generally 60 days after year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property tax, sales tax, intergovernmental revenues, and other taxes. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

The City's Fiduciary Funds represent Agency Funds, which are custodial in nature (assets equal liabilities) and are accounted for on the accrual basis of accounting.

Basis of Budget / Budgetary Accounting

A budget is a plan to match existing resources with the needs of the community. The budget resolutions provide for the adoption of the annual budget. The annual budget, once approved by the City Council, provides guidance for the general operation of the City. It includes expenditures and the means to finance them.

The Annual Budget meets the following criteria:

1. **Balanced Budget** – The City shall strive to maintain a balanced budget. The total of budgeted expenditures and transfers out shall not exceed the total of estimated revenues, plus incoming transfers and continuing appropriations, and use of any one-time funding or fund balance available.
2. **Continuing Appropriations** – Capital project appropriations not spent by the end of the fiscal year are carried forward to the next fiscal year, unless the project has been completed or closed out. Grants are carried forward to the next fiscal year based on the terms and duration of the grant as approved by the City Council. All other operating appropriations lapse at fiscal year-end.
3. **Appropriations Limit** – Appropriations in the Annual Budget comply with the City's appropriation limit as calculated in accordance with Article XIII-B of the Constitution of the State of California and Government Code section 7900.

Budgetary Process

The budgetary process begins as a team effort in February of each year, starting with a City Council goal setting session. The Finance Department works in cooperation with all City departments to formulate revenue projections for the upcoming fiscal year. From this, the individual departments use the projected revenues to prioritize and recommend the next fiscal year's objectives. The City Manager's Office and the Finance Department review each budget proposal, revenue assumptions, and all current financial obligations, before preparing the proposed document for the City Council. The City Council reviews the Proposed Budget,



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through a series of committees and/or workshops, with the final adoption scheduled during the second City Council meeting in June.

The following is a general timeline for completing the budget process:

- February
 - Special Session - City Council goal setting session
 - Staff Meeting - City Manager and Department Heads review City Council Goals and set tone for the new budget
 - Finance Department commences building budget targets and key revenue projections based on County report

- March
 - Budget instructions/targets issued to departments
 - Budget preparation training commences
 - All departments review their goals and prepare the new budget

- April
 - Revenue estimates due back in Finance
 - Budget due back in Finance

- May
 - Finance reviews and reconciles all department budgets. Budgets are reviewed by City Manager
 - Deliver proposed budget workbook to City Council

- June
 - Council study session
 - First hearing and Council study session, if needed
 - Second hearing and adoption

Constitutional Spending Limits

Article XIII-B of the Constitution of the State of California provides that the City's annual appropriations be subject to certain state limitations. This appropriation limit is referred to as the Gann Limitation.

The Gann spending limitation is calculated by taking the prior year's limitation and adjusting it by the growth factor in California per capita personal income and the change in the population of Riverside County, as determined by the California Department of Finance. The calculation is prepared using the City's revenue estimates. Revenue is classified by proceeds of taxes and non-proceeds. Interest earnings are pro-rated based on proceeds of taxes. This amount is then compared to the Gann spending limit.

The voters of the City at the first municipal election held on November 6, 2012 established a permanent appropriation limit of \$15,518,412. The 2013-2014 proposed appropriations limit is **\$XXXXXXXX**.



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Overview of the Operating Budget

The City's Operating Budget is a flexible spending plan that is the legal authority for departments to commit financial resources to provide services within the City of Eastvale. The following funds are included in the Operating Budget:

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General Funds

- 100 – General Fund
- 110 – Structural Fire Fund

Special Revenue Funds

- 200 – Gas Tax Fund
- 210 – Measure A Fund
- 220 – Air Quality Management District Fund
- 230 – Law Enforcement Grants Fund
- 240 – Miscellaneous Grants Fund
- 250 – Community Development Block Grant Fund
- 260 – Local Law Enforcement Services Account Fund
- 300 – Landscape Maintenance District Fund

Capital Projects Fund

- 620 – Development Impact Fee Fund

Agency Fund

- 800 – Developer Deposits Fund

The total combined Operating Budget for Fiscal Year 2013-2014 for all funds is \$23,817,771, excluding transfers. Total projected revenues for Fiscal Year 2013-2014 for all funds are \$19,465,240, excluding transfers.

Fiscal Year 2013-2014 Net Revenues

Fund	Revenue	Expenditures	Net Transfers	Results from Operations	Available Balance 6/30/2014 ⁽¹⁾
General Fund	\$10,290,533	\$10,390,533	\$100,000	\$ -	\$7,587,998
Structural Fire	4,068,735	7,895,846	-	(3,827,111)	22,366
Gas Tax	2,262,688	2,876,000	-	(613,312)	2,701,377
Measure A	883,000	1,866,917	-	(983,917)	471,602
Air Quality Management District	64,050	500	-	63,550	160,104



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 Annual Operations and Capital Improvement Budget
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Fiscal Year 2013-2014 Net Revenues

Fund	Revenue	Expenditures	Net Transfers	Results from Operations	Available Balance 6/30/2014 ⁽¹⁾
Law Enforcement Grants	-	-	-	-	-
Miscellaneous Grants	230,250	237,705	-	(7,455)	-
CDBG	339,014	338,000	-	1,014	1,014
LLESA	100,000	-	(100,000)	-	-
Landscape Maintenance District	212,270	212,270	-	-	-
DIF Fund	<u>1,014,700</u>	<u>-</u>	<u>-</u>	<u>1,014,700</u>	<u>2,821,698</u>
Totals	<u>\$19,465,240</u>	<u>\$23,817,771</u>	<u>\$ -</u>	<u>\$(4,352,531)</u>	<u>\$13,766,159</u>

⁽¹⁾ See Page 27, Fund Balance Summary for more information.

General Fund Overview

The Reserve Policy for the General Fund establishes the procedures for reporting unrestricted fund balance in the financial statements. Certain commitments and assignments of fund balance will help ensure that there will be adequate financial resources to protect the City against unforeseen circumstances and events such as revenue shortfalls and unanticipated expenditures.

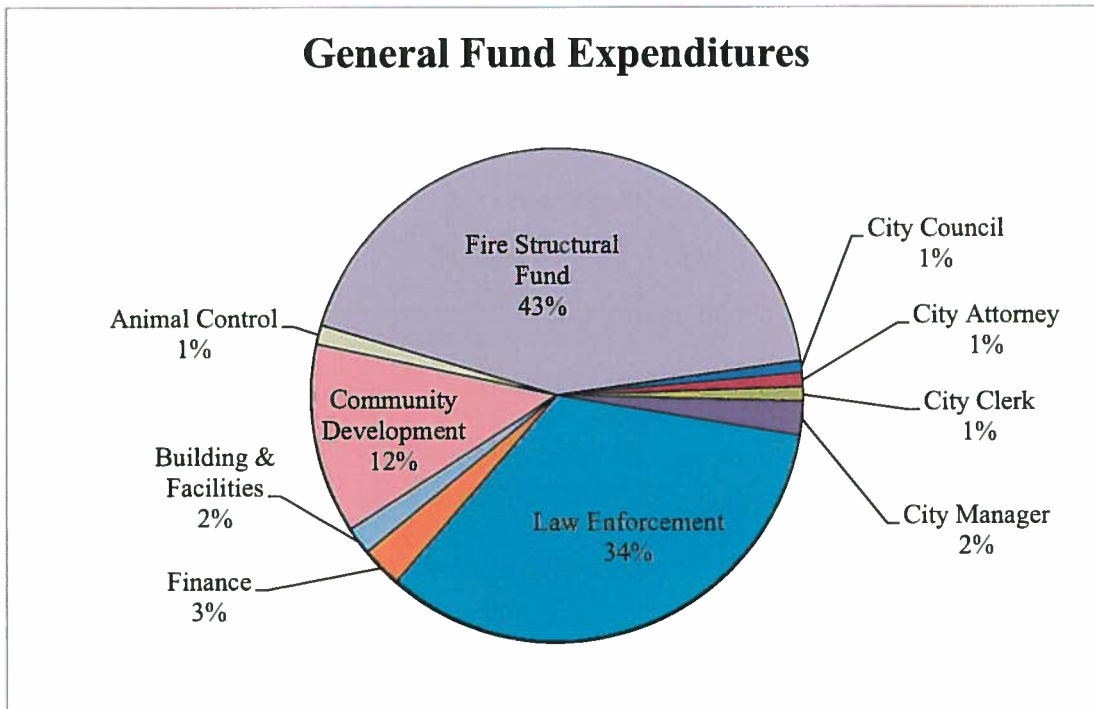
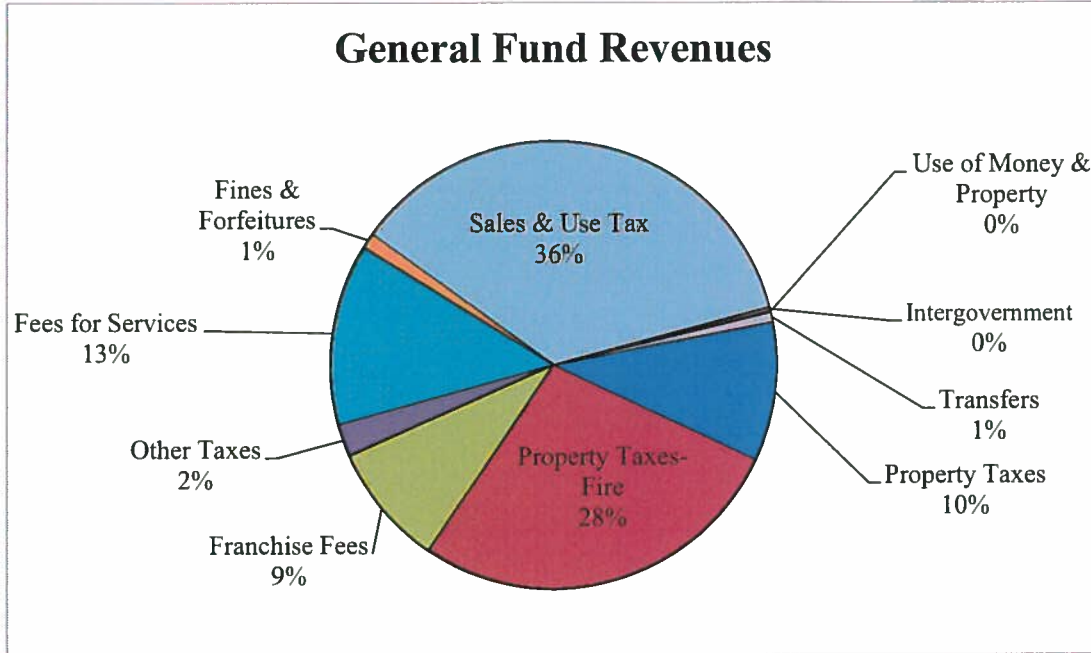
Fund Balance changes for Fiscal Year 2013-2014 resulting from General Fund revenues, expenditures and transfers are summarized below:

Fund Balance, July 1, 2013	\$7,587,998
Estimated Revenues	10,290,533
Transfers in	<u>100,000</u>
Total Sources of Funds	17,978,531
Uses of Funds:	
Appropriations	<u>10,390,533</u>
Total Uses of Funds	10,390,533
June 30, 2014 Estimated Fund Balance	<u>\$7,587,998</u>



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The charts below show the key General Fund revenues and their allocation to the main service categories.



Revenue and Expenditures summaries can be found in schedules following the Budget Overview.



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Key Financial Issues Ahead

All revenue and expenditure projections undergo considerable review during the budget preparation process, not only for the new fiscal year, but for future years' impacts as well. The following are some issues that will impact the City in the upcoming years:

- Motor Vehicle License Fees elimination by California State Governor
- Budget deficits at the State level
- State and local economic conditions resulting in stalling revenue growth
- Rising costs of utilities, gasoline, and health care
- Maintaining adequate levels of fund balance reserve
- Maintaining City infrastructure
- Securing a permanent City Hall
- Negotiating with the County of Riverside to revise the Revenue Neutrality Agreement

The City will remain pro-active in anticipation of these and all related issues and how they will impact the budget.

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RESERVE POLICY

Policy

This Fund Balance Reserve Policy establishes the procedures for reporting unrestricted fund balance in the General Fund financial statements. Certain commitments and assignments of fund balance will help ensure that there will be adequate financial resources to protect the City against unforeseen circumstances and events such as revenue shortfalls and unanticipated expenditures. The policy also authorizes and directs the Finance Director to prepare financial reports which accurately categorize fund balance as per Governmental Accounting Standards Board (GASB) Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions.

Procedures

Fund balance is essentially the difference between the assets and liabilities reported in a governmental fund. There are five separate components of fund balance, each of which identifies the extent to which the City is bound to honor constraints on the specific purposes for which amounts can be spent.

- Nonspendable fund balance (*inherently nonspendable*)
- Restricted fund balance (*externally enforceable limitations on use*)
- Committed fund balance (*self-imposed limitations on use*)
- Assigned fund balance (*limitation resulting from intended use*)
- Unassigned fund balance (*residual net resources*)

The first two components listed above are not addressed in this policy due to the nature of their restrictions. An example of nonspendable fund balance is inventory. Restricted fund balance is either imposed by law or constrained by grantors, contributors, or laws or regulations of other governments. This policy is focused on financial reporting of unrestricted fund balance, or the last three components listed above. These three components are further defined below.

Committed Fund Balance

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal actions taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use through the same type of formal action taken to establish the commitment. City Council action to commit fund balance needs to occur within the fiscal reporting period; however, the amount can be determined subsequently.

General Fund Emergency Contingency

The City's General Fund fund balance committed for emergency contingencies is established at six months or 50% of annual regular General Fund operating expenditures in any fiscal year in



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which recurring sources exceed recurring uses in the General Fund. The City Council may, by the affirming vote of three members, change the amount of this commitment and/or the specific uses of these monies.

Fund Balance Classification

The accounting policies of the City consider restricted fund balance to have been spent first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts and then unassigned amounts.

This policy is in place to provide a measure of protection for the City against unforeseen circumstances and to comply with GASB Statement No. 54. No other policy or procedure supersedes the authority and provisions of this policy.



ECONOMIC AND COMMUNITY PROFILE

Location

The City of Eastvale is located in northwestern Riverside County, California, the Inland Empire region of Southern California. It is bordered from Hellman Avenue to the West (the San Bernardino County Line), Bellegrave Avenue to the North (also the San Bernardino County Line), the Santa Ana River and Norco to the South, and Interstate 15 to the East.

The Los Angeles County line is approximately 8 miles northwest of Eastvale, while the Orange County line is approximately 5 miles to the southwest. The proximity of these last two heavily commercialized counties, and the fact that Eastvale is roughly squared between Interstate 15 and California State Routes 91, 60, and 71, has made Eastvale popular for those that commute to these counties for employment, making Eastvale something of a commuter town.

According to the Eastvale area plan, Eastvale has a total area of 13.1 square miles, of which 12.5 square miles is land and 0.6 square miles, or 4.76%, is water.

History

Eastvale's history is greatly tied to that of its neighbors—Chino and Ontario. For at least the last 176 years, the land was used for farming and the dairy industry. By 1834, the Mexican government had seized Spain's missions and taken control over its land from Native Americans and Spaniards. In an effort to colonize the area and encourage farming and raising livestock, the government handed out land grants to influential and wealthy Mexican politicians.

After California became the 31st state in 1850, the land in Riverside County was shared between San Bernardino and San Diego Counties (as of 1853). It wasn't until 1893 that Riverside County was created. In the minutes of one of the first meetings of the Riverside County Board of Commissioners, "East Vale" is listed as one of 53 school districts.

By the 1950s, Los Angeles' population had expanded into outlying farm lands. Dairymen began moving their operations into the valley. Dairies in Eastvale, the Chino Valley and Ontario were owned and operated primarily by Dutch and Portuguese families.

During the late 1990s, the area started to suburbanize to accommodate the influx of people coming from neighboring Orange and Los Angeles Counties seeking affordable housing. According to the U.S. Census Bureau, the population changed dramatically within the last decade.



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Historical Populations		
Year	Population	% Change
1940	755	-----
1970	1,587	110%
2000	6,011	279%
2010	47,635	692%
2012	55,602	117%

On October 1, 2010, more than 100 years after the minutes of one of the first meetings of the Riverside County Commissioners referred to an "East Vale" school district, this farming community turned dairy enclave turned suburban hub became Riverside County's 27th city.

The City

Eastvale has a Council-Manager form of government. The Council members serve at-large for four-year terms. The Mayor and City Council serve as the legislative and policy making body of the City. The City Manager, appointed by the City Council, serves as the chief executive officer and is responsible for the day-to-day administration of City affairs.

Local Economy

Eastvale, with a young and growing population, remains one of the bright spots in the local economy. Several housing tracts and commercial projects are under construction, and the pace of housing growth in Eastvale exceeds that of cities several times its size.

Statistical Data

Date of Incorporation:	October 1, 2010
Form of Government:	Council-Manager
Area in Square Miles:	13.1
Population	55,602 (California Department of Finance, May 2012)
Number of Full-time Employees:	8.25
Recreation and Parks:	17 Parks Provided by Jurupa Community Services District and Jurupa Area Recreation and Park District 1 Library Provided by Riverside County
Fire Protection:	1 Fire Station Provided by Riverside County Cal Fire
Police Protection:	Provided by Riverside County Sheriff's Department



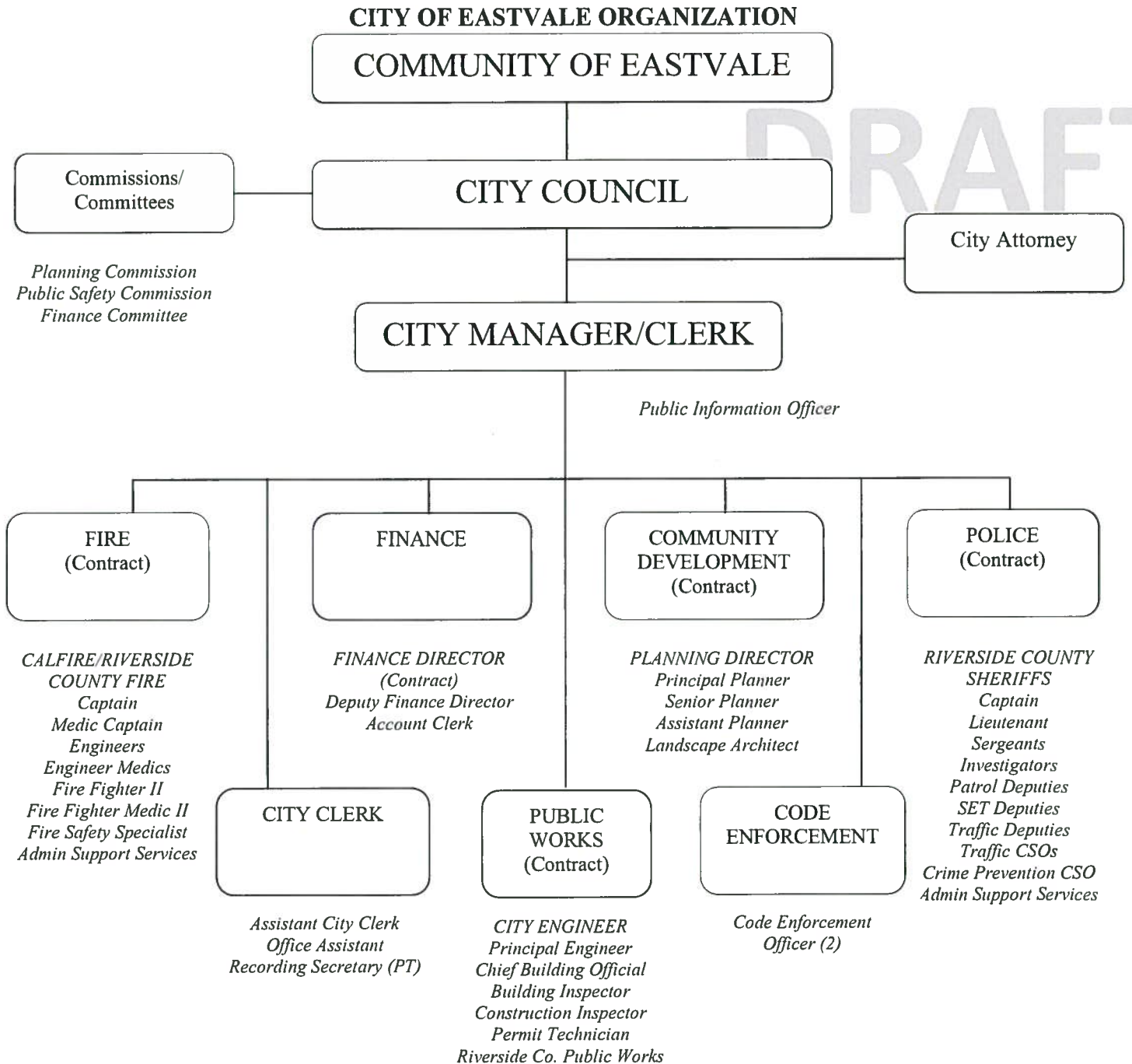
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Schools:	4 Elementary Schools 2 Middle Schools 1 High School Provided by Corona-Norco Unified School District
Miles of Streets:	75 miles
Building Permits Issued:	1,892 (January – December 2012)
Housing Units:	15,274
Median Household Income:	\$115,025 (U.S. Census Bureau)

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PRINCIPAL MANAGEMENT PERSONNEL

<i>City Manager/City Clerk</i>	<i>Carol Jacobs</i>
<i>City Attorney</i>	<i>John E. Cavanaugh</i>
<i>Chief of Police</i>	<i>Cpt. Dan Feltenberger</i>
<i>Fire Chief</i>	<i>Tony Mecham</i>
<i>City Engineer</i>	<i>George Alvarez</i>
<i>Director of Planning</i>	<i>Eric Norris</i>
<i>Finance Director/Treasurer</i>	<i>Terry Shea</i>



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014

RESOLUTION NO. 13-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE
ADOPTING AN OPERATING BUDGET AND CAPITAL BUDGET
FOR THE FISCAL YEAR COMMENCING JULY 1, 2013 AND ENDING JUNE 30, 2014,
AND APPROPRIATING FUNDS FOR PURPOSES THEREIN SET FORTH**

WHEREAS, the City Manager has heretofore presented to this Council the “Proposed Budget” for the Fiscal Year July 1, 2013 through June 30, 2014; and

WHEREAS, the City Council has reviewed and recommended budget and directed certain changes which have been incorporated therein; and

WHEREAS, incorporated within the recommended budget is the proposed expenditure limitation on revenues derived from “proceeds of taxes” as established by Article XIII B of the State Constitution, which was adopted by **Resolution No. 13-XX**;

NOW, THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Eastvale that:

Section 1. There are appropriated for obligation and expenditure by the City Manager the amounts shown for the various accounts separately set forth in the Fiscal Year 2013-2014 Annual Operations and Capital Improvement Budget;

Section 2. All obligations and expenditures shall be incurred and made in the manner provided by the provisions of State Law and City Ordinances and Resolutions;

Section 3. The City Manager is authorized to proceed with the implementation of the work program as incorporated in the approved and adopted budget, and has the authority to transfer any sum of appropriated funds between accounts, departments, programs and funds.

PASSED, APPROVED, AND ADOPTED this XX day of June, 2013.

Ike Bootsma
Mayor

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh
City Attorney

Ariel Berry
Assistant City Clerk



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014

RESOLUTION NO. 13-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE PROPOSING A PERMANENT APPROPRIATIONS LIMIT OF \$15,518,412 PURSUANT TO ARTICLE XIII (B) OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2013-2014

WHEREAS, Article XIII (B) of the California Constitution provides that the total annual appropriations subject to limitation of the State and of each local government entity for the prior year is to be adjusted for changes in either the growth in the California Per Capita Income or the growth in the non-resident assessed valuation due to new construction and the changes in Population within either its own jurisdiction or county in which the public entity is located, and

WHEREAS, the City Council of the City of Eastvale adopted Resolution 10-16 on October 1, 2010 establishing a provisional appropriations limit of \$13,938,809 as determined by the Riverside Local Agency Formation Commission; and

WHEREAS, the voters of the City at the first municipal election held on November 6, 2012 established a permanent appropriations limit for Fiscal Year 2012-2013 of \$15,518,412 under the provisions of Government Code Section 56812; and

WHEREAS, pursuant to said Article XIII (B) of the California Constitution, the City Council of the City deems it to be in the best interest of the City of Eastvale to establish an appropriations limit for Fiscal Year 2013-2014; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City of Eastvale has determined that said appropriations limit for Fiscal Year 2013-2014 be proposed in the amount of \$XXXXXX, calculated pursuant to Government Code §7901 using the growth factor in the California Per Capita Income of XXX% and change in population for the City of Eastvale, Riverside County, of XXX% as reported by the California Department of Finance.

Section 2. The appropriations limit herein established may be changed as deemed necessary by resolution of the City Council.

PASSED, APPROVED, AND ADOPTED this XX day of June, 2013

Ike Bootsma
Mayor

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh
City Attorney

Ariel Berry
Assistant City Clerk



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014

RESOLUTION NO. 13-XX
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE,
 CALIFORNIA, ESTABLISHING THE AUTHORIZED POSITIONS
 FOR THE FISCAL YEAR 2013-2014, EFFECTIVE, JULY 1, 2013.**

POSITION	2011-2012 Approved	2012-2013 Approved	2013-2014 Proposed
<u><i>CITY MANAGER/CLERK</i></u>			
City Manager/City Clerk	1.00	1.00	1.00
Public Information Officer	0.50	0.50	1.00
Management Analyst	1.00	1.00	0.00
<u><i>CITY CLERK</i></u>			
City Clerk – contract	1.00	0.00	0.00
Assistant City Clerk	0.00	1.00	1.00
Deputy City Clerk	1.00	0.00	0.00
Office Assistant	1.00	1.00	1.00
Recording Secretary	0.50	0.50	0.25
<u><i>FINANCE</i></u>			
Deputy Finance Director	1.00	1.00	1.50
Account Clerk	0.50	0.75	1.00
<u><i>CODE ENFORCEMENT</i></u>			
Code Enforcement Supervisor	0.00	1.00	0.00
Code Enforcement Officer	1.00	0.00	2.00
Code Enforcement Technician	1.00	1.00	0.00
Totals	9.50	8.75	8.75

PASSED, APPROVED, AND ADOPTED this **XX** day of June, 2013.

 Ike Bootsma
 Mayor

APPROVED AS TO FORM:

ATTEST:

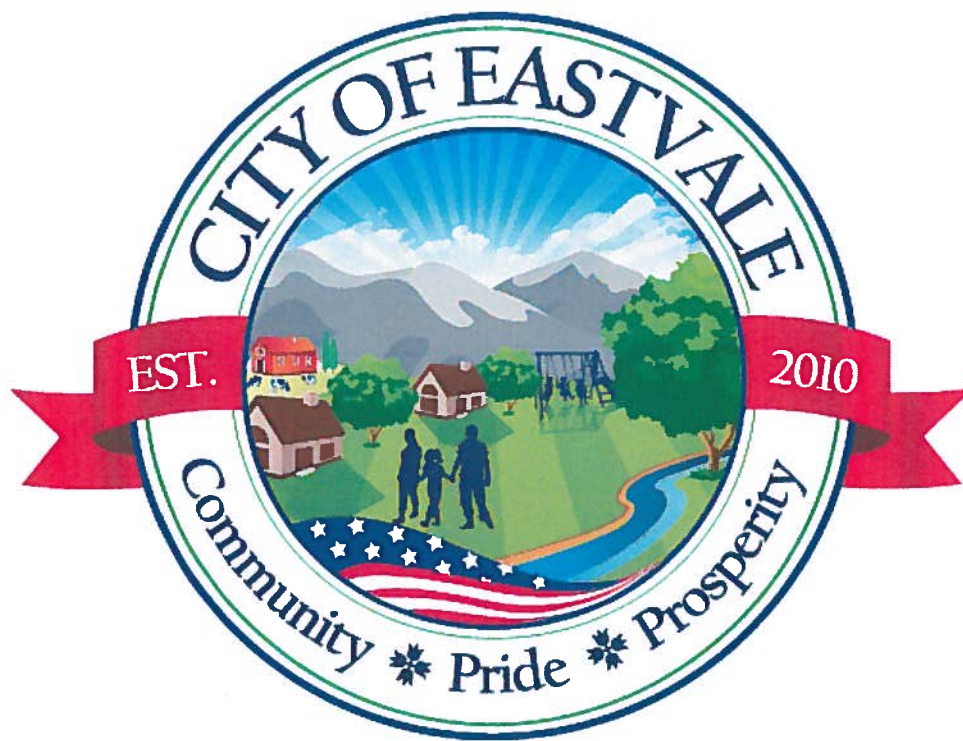
 John Cavanaugh
 City Attorney

 Ariel Berry
 Assistant City Clerk



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014

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CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Fund Balance Summary

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Fund Name & Type	Audited Fund Balance 6/30/2012	Projected Available Balance 6/30/2013	Estimated Revenues 2013-14	Budgeted Appropriations 2013-14	Estimated Available Balance 6/30/2014
GENERAL FUNDS					
General Fund	5,495,104	\$ 7,587,998	\$ 10,390,533	\$ 10,390,533	\$ 7,587,998
Fire Structural Fund	<u>1,761,497</u>	<u>3,849,477</u>	<u>4,068,735</u>	<u>7,895,846</u>	<u>22,366</u>
TOTAL General Funds	7,256,601	11,437,475	14,459,268	18,286,379	7,610,364
SPECIAL REVENUE FUNDS					
Gas Tax Fund	2,596,818	3,314,689	2,262,688	2,876,000	2,701,377
Measure A Fund	1,112,367	1,455,519	883,000	1,866,917	471,602
Air Quality Management District	67,966	96,554	64,050	500	160,104
Law Enforcement Grants	-	-	-	-	-
Miscellaneous State/Local Grants	14,446	7,455	230,250	237,705	-
Community Development Block Grant	-	-	339,014	338,000	1,014
Local Law Enforcement Services	-	-	100,000	100,000	-
Landscape Maintenance District	<u>(3,520)</u>	<u>-</u>	<u>212,270</u>	<u>212,270</u>	<u>-</u>
TOTAL Special Revenue Funds	3,788,077	4,874,217	4,091,272	5,631,392	3,334,097
CAPITAL PROJECTS FUND					
Development Impact Fees Fund	<u>402,995</u>	<u>1,806,998</u>	<u>1,014,700</u>	<u>-</u>	<u>2,821,698</u>
TOTAL Capital Projects Fund	402,995	1,806,998	1,014,700	-	2,821,698
TOTAL	<u>\$11,447,673</u>	<u>\$ 18,118,690</u>	<u>\$ 19,565,240</u>	<u>\$ 23,917,771</u>	<u>\$ 13,766,159</u>



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Revenue Overview

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Revenue estimates are developed by the City of Eastvale Finance Department with input from various City departments. The estimates are developed using actual revenue data received during prior fiscal years, estimates of commercial and residential construction, and general economic factors.

Explanation of major revenue sources are as follows:

General Fund

Property Taxes – Property taxes include Secured and Unsecured Property Taxes, Penalties and Interest, and Supplemental Property Taxes. The valuation of property within the City is determined by the Riverside County Tax Assessor. The County levies a base tax for secured property at the rate of 1% of the assessed valuation.

Motor Vehicle License Fees – Vehicle License Fee (VLF) revenue was a subvention collected by the State and allocated to cities and counties based on a statutory formula. Assembly Bill 1602, signed into law in 2006, allocated VLF to newly incorporating cities on a per capita basis and multiplied the population factor by 1.50 in the first year of incorporation, 1.4 in the second year, 1.3 in the third year, 1.2 in the fourth year and 1.1 in the fifth year. On June 30, 2011, Governor Jerry Brown signed SB 89, which eliminated the essential discretionary VLF revenues and shifted the funding source to a special state law enforcement account beginning July 1, 2011. The City is anxiously awaiting the fate of SB56 to restore the critically needed VLF funding to newly incorporated cities used to provide vital local services to our newly incorporated City.

Sales & Use Taxes – Sales and Use Taxes are imposed on retail transactions and are collected and administered by the California State Board of Equalization. In accordance with the California Revenue and Taxation Code, the State of California imposes a tax of 7.50%, plus .5% in Riverside County for Measure A, for a total of 8.00% on all taxable sales.

Franchise Fees – The State Public Utilities Code provides cities the ability to impose fees on gas, electric, and cable television companies operating within a City. The City also imposes a franchise fee for refuse services. The fees range from 1% to 8% of gross receipts derived from business activities conducted within the City.

License, Permits & Fees – The City collects both fixed fee and deposit based permits for planning, building and safety, and engineering services for residential and commercial development. The fees are based on the type of development activity and were adopted by resolution resulting from the Citywide comprehensive user fee and rate study.

Other Funds

Gas Tax – The State of California assesses a tax on gasoline purchases as authorized by Sections 2103, 2105, 2106, 2107, and 2107.5 of the California Streets and Highway Code. A portion of the tax is allocated back to the City based on a per capita formula. The use of this money is limited to maintenance, rehabilitation, or improvement of public streets.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Revenue Overview

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Measure A – Measure A is generated by a Riverside County one-half percent sales tax approved by the voters in 1989. This money is used to maintain and construct local streets and roads.

Air Quality Management District - Revenues received resulting from Assembly Bill 2766 which imposed an additional registration fee on motor vehicles. These revenues are used to reduce air pollution from motor vehicles.

Grants – The City receives various grant funds from various local, state and federal agencies. These grants include funding for various programs such as recycling and public safety.

Community Development Block Grant - Revenues received from the Department of Housing and Urban Development. These revenues must be expended to accomplish the elimination of blight or to benefit low and moderate income persons by providing loans or grants for various programs.

Local Law Enforcement Services Fund - Also known as the Citizens Option for Public Safety (COPS) grant, funding is provided for the purpose of front line law enforcement services that are not already funded by the City.

Landscape Maintenance District - Revenue collected through special assessments levied to benefitting property owners to cover the cost of associated with providing landscape maintenance.

Development Impact Funds – The City charges fees for development related activities such as infrastructure and public facilities. The City performed a nexus study that determined the scope of impact fees adopted by the City of Eastvale.

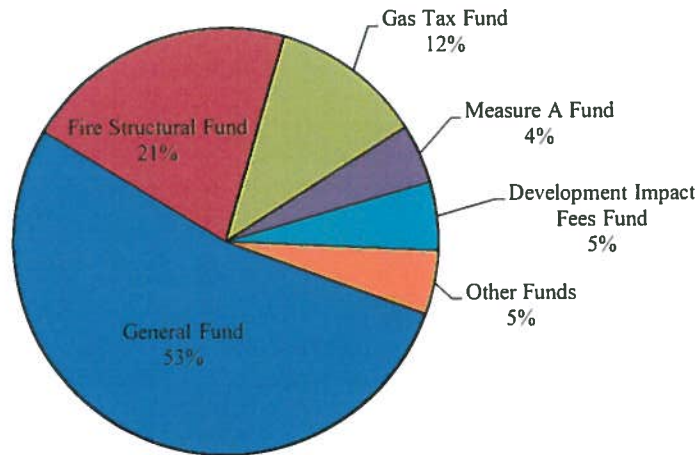


CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Revenue Summary by Fund

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Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
General Fund	\$ 7,738,268	\$ 9,349,930	\$ 10,693,773	\$ 8,118,940	\$ 10,390,533
Fire Structural Fund	2,752,371	3,327,203	3,840,265	3,456,000	4,068,735
TOTAL General Funds	10,490,639	12,677,133	14,534,038	11,574,940	14,459,268
SPECIAL REVENUE FUNDS					
Gas Tax Fund	1,399,663	2,063,817	1,915,799	1,895,000	2,262,688
Measure A Fund	499,047	676,827	782,535	651,000	883,000
Air Quality Management District	-	67,966	66,940	60,050	64,050
Law Enforcement Grants	-	17,030	10,816	6,620	-
Miscellaneous State/Local Grants	-	14,849	26	69,668	230,250
Community Development Block Grant	-	-	38,654	200,600	339,014
Local Law Enforcement Services	-	100,000	100,000	100,300	100,000
Landscape Maintenance District	-	-	208,986	204,729	212,270
TOTAL Special Revenue Funds	1,898,710	2,940,489	3,123,756	3,187,967	4,091,272
CAPITAL PROJECTS FUND					
Development Impact Fees Fund	338,243	103,543	1,404,003	589,700	1,014,700
TOTAL Capital Projects Fund	338,243	103,543	1,404,003	589,700	1,014,700
TOTAL REVENUES	\$ 12,727,592	\$ 15,721,165	\$ 19,061,797	\$ 15,352,607	\$ 19,565,240

Revenue by Fund





CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Revenue Summary by Type

DRAFT

Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
General Fund					
Property Taxes	\$ 1,118,902	\$ 1,294,254	\$ 1,319,091	\$ 1,400,000	\$ 1,440,958
Sales & Use Tax	1,487,077	3,884,798	5,350,000	3,200,000	5,150,000
Franchise Fees	593,658	1,346,489	1,305,665	1,173,000	1,270,000
Other Taxes	289,492	310,017	371,498	250,000	336,000
Fees for Services	893,463	2,251,464	2,079,714	1,632,640	1,882,975
Fines & Forfeitures	21,632	204,813	212,177	170,000	161,600
Intergovernmental	3,234,931	37,611	37,054	-	37,000
Use of Money & Property	4,303	8,436	17,543	9,000	12,000
Miscellaneous	133	12,048	1,031	-	-
Other Financing Sources	94,677	-	-	-	-
Transfers	-	-	-	284,300	100,000
Total General Fund	7,738,268	9,349,930	10,693,773	8,118,940	10,390,533
Fire Structural Fund					
Property Taxes	2,752,371	3,325,579	3,836,032	3,455,000	3,946,227
Fees for Services	-	-	-	-	118,443
Fines & Forfeitures	-	608	-	-	-
Use of Money & Property	-	1,016	4,233	1,000	4,065
Total Fire Structural Fund	2,752,371	3,327,203	3,840,265	3,456,000	4,068,735
TOTAL General Funds	10,490,639	12,677,133	14,534,038	11,574,940	14,459,268
SPECIAL REVENUE FUNDS					
Gas Tax Fund					
Intergovernmental	1,398,991	2,061,032	1,910,126	1,892,500	2,207,688
Miscellaneous	-	-	-	-	50,000
Use of Money & Property	672	2,785	5,673	2,500	5,000
Total Gas Tax Fund	1,399,663	2,063,817	1,915,799	1,895,000	2,262,688
Measure A Fund					
Intergovernmental	498,435	675,735	780,000	650,000	882,000
Use of Money & Property	612	1,092	2,535	1,000	1,000
Total Measure A Fund	499,047	676,827	782,535	651,000	883,000



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Revenue Summary by Type

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Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Air Quality Management District Fund					
Intergovernmental	-	67,940	66,870	60,000	64,000
Use of Money & Property	-	26	70	50	50
Total AQMD Fund	-	67,966	66,940	60,050	64,050
Law Enforcement Grants Fund					
Intergovernmental	-	17,030	9,816	6,600	-
Miscellaneous	-	-	1,000	-	-
Use of Money & Property	-	-	-	20	-
Total Law Enforcement Grants Fund	-	17,030	10,816	6,620	-
State/Local Grants Fund					
Intergovernmental	-	14,847	-	69,460	230,250
Use of Money & Property	-	2	26	208	-
Total State/Local Grants Fund	-	14,849	26	69,668	230,250
Community Development Block Grant					
Intergovernmental	-	-	38,654	200,000	338,000
Use of Money & Property	-	-	-	600	1,014
Total CDBG Fund	-	-	38,654	200,600	339,014
Local Law Enforcement Services Account					
Intergovernmental	-	100,000	100,000	100,000	100,000
Use of Money & Property	-	-	-	300	-
Total LLESA Fund	-	100,000	100,000	100,300	100,000
Landscape Maintenance District Fund					
Intergovernmental	-	-	208,986	204,117	212,270
Use of Money & Property	-	-	-	612	-
Total LMD Fund	-	-	208,986	204,729	212,270
TOTAL Special Revenue Funds	1,898,710	2,940,489	3,123,756	3,187,967	4,091,272

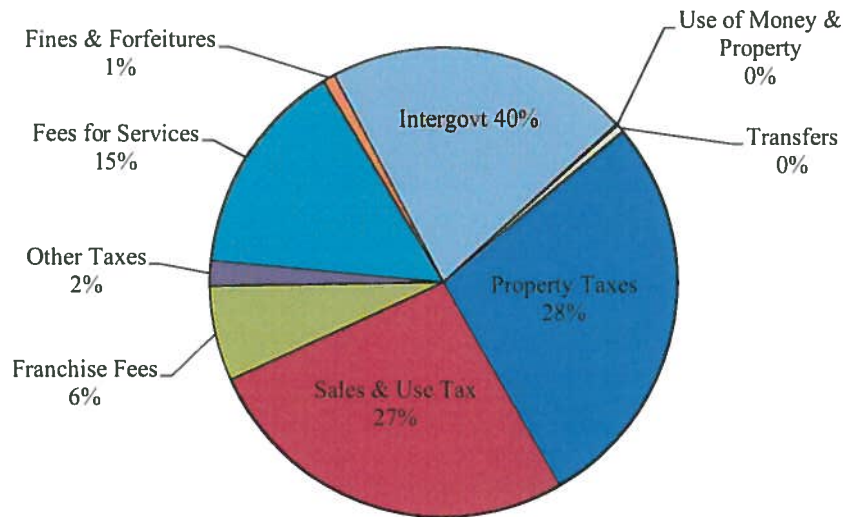


CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Revenue Summary by Type

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Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
CAPITAL PROJECTS FUND					
Development Impact Fees Fund					
Fees for Services	338,111	102,215	1,401,973	588,000	1,012,700
Use of Money & Property	132	1,328	2,030	1,700	2,000
Total Development Impact Fees	338,243	103,543	1,404,003	589,700	1,014,700
TOTAL Capital Projects Fund	338,243	103,543	1,404,003	589,700	1,014,700
TOTAL REVENUES	\$ 12,727,592	\$ 15,721,165	\$ 19,061,797	\$ 15,352,607	\$ 19,565,240

Revenue by Type





CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Revenue Detail

DRAFT

Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
GENERAL FUND					
Taxes					
4000 Base Property Tax	\$ 1,118,902	\$ 1,294,254	\$ 1,319,091	\$ 1,400,000	\$ 1,440,958
4050 Real Property Transfer Tax	289,492	310,017	371,498	250,000	336,000
4100 Sales & Use Tax	1,487,077	3,884,798	5,350,000	3,200,000	5,150,000
4150 Franchise Fee - Cable TV	254,792	369,367	408,999	300,000	400,000
4151 Franchise Fee - Electric	115,499	398,775	306,850	306,000	300,000
4152 Franchise Fee - Refuse Disposal	183,435	411,348	429,816	400,000	410,000
4153 Franchise Fee - So. Cal Gas	39,932	166,999	160,000	167,000	160,000
Subtotal Taxes	<u>3,489,129</u>	<u>6,835,558</u>	<u>8,346,254</u>	<u>6,023,000</u>	<u>8,196,958</u>
License, Permits & Fees					
4200 Construction/Building Permit	99,094	163,285	196,875	150,000	201,650
4205 Conditional Use Permit	9,098	-	-	-	-
4215 Development Fees	785,016	1,997,295	1,722,449	1,425,640	1,563,525
4220 Technology Fees	-	61,765	34,449	-	27,800
4225 Encroachment Fees	-	-	1,155	-	-
4250 Business License Fees	-	3,030	20,825	15,000	18,000
4255 Animal Control Fees	-	15,864	97,236	12,000	66,000
4260 Vacant Property Registration	-	9,800	6,360	30,000	6,000
4390 Administrative Fee	240	374	324	-	-
4395 Copies	15	51	41	-	-
Subtotal Licenses, Permits & Fees	<u>893,463</u>	<u>2,251,464</u>	<u>2,079,714</u>	<u>1,632,640</u>	<u>1,882,975</u>
Fines & Forfeitures					
4300 Court, Vehicle & Parking Fines	21,632	180,378	190,000	140,000	140,000
4301 Vehicle Impound Fees	-	24,288	21,910	30,000	21,600
4380 Property Damage Reimbursement	-	147	267	-	-
Subtotal Fines & Forfeitures	<u>21,632</u>	<u>204,813</u>	<u>212,177</u>	<u>170,000</u>	<u>161,600</u>
Intergovernmental					
4400 Motor Vehicle License Fees	<u>3,234,931</u>	<u>37,611</u>	<u>37,054</u>	<u>-</u>	<u>37,000</u>
Subtotal Intergovernmental	<u>3,234,931</u>	<u>37,611</u>	<u>37,054</u>	<u>-</u>	<u>37,000</u>

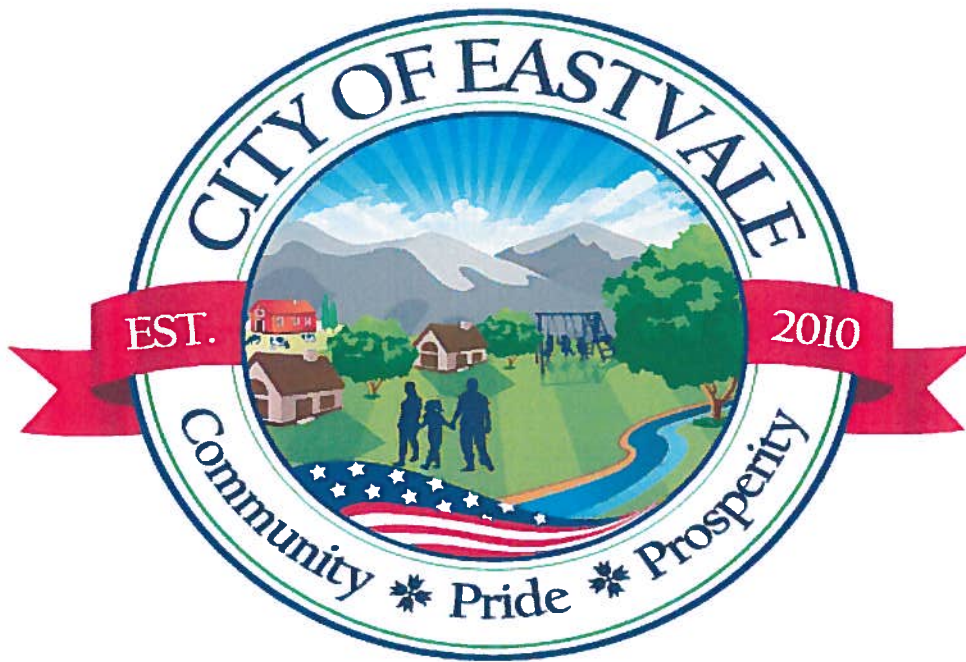


CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
General Fund Revenue Detail

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Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Use of Money & Property					
4600 Interest Income	4,303	8,436	17,543	9,000	12,000
Subtotal Use of Money & Property	4,303	8,436	17,543	9,000	12,000
Miscellaneous					
4700 Miscellaneous	133	568	-	-	-
4750 Contributions	-	11,480	1,031	-	-
Subtotal Use of Money & Property	133	12,048	1,031	-	-
Other Financing Sources					
4900 Proceeds from Debt	94,677	-	-	-	-
Subtotal Other Financing Sources	94,677	-	-	-	-
Transfers					
4911 Transfers in from Structural Fire	-	-	-	85,000	-
4921 Transfers in from Measure A	-	-	-	46,000	-
4923 Transfers in from AQMD	-	-	-	30,000	-
4924 Transfers in from Miscellaneous Grants	-	-	-	23,000	-
4926 Transfers in from LLESA	-	-	-	100,300	100,000
Subtotal Transfers	-	-	-	284,300	100,000
Total General Fund Revenues	7,738,268	9,349,930	10,693,773	8,118,940	10,390,533
FIRE STRUCTURAL FUND					
Taxes					
4020 Property Tax - Fire	2,752,371	3,325,579	3,836,032	3,455,000	3,946,227
4240 Fire Inspection Fee	-	-	-	-	118,443
4302 EMS Fines	-	608	-	-	-
4600 Interest Income	-	1,016	4,233	1,000	4,065
Subtotal Taxes	2,752,371	3,327,203	3,840,265	3,456,000	4,068,735
Total Structural Fire Fund Revenues	2,752,371	3,327,203	3,840,265	3,456,000	4,068,735
TOTAL General Fund Revenue	\$ 10,490,639	\$ 12,677,133	\$ 14,534,038	\$ 11,574,940	\$ 14,459,268

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CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Expenditure Overview

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Estimating expenditures can be challenging, because throughout any given year, there are many factors substantially changing community service needs. Other expenditures are driven by the cost of goods (such as fuel or other types of supplies) and economic factors outside of the control of the City. In addition to the expenditure service driven aspect and uncertain economic factors, the City continues expand the services it provides to the community during the fourth year of incorporation. Because of these factors, the expenditure estimation is a local government resource allocation plan. During budget development, these factors are considered, and the resulting estimates become the adopted expenditure budget.

In the schedules on the following pages, departmental expenditures are grouped by broad categories:

General Government – this category includes departments that provide the overall general administration of the City such as City Council, City Attorney, City Clerk, City Manager, Finance, and Building and Facilities.

Community Development – this category includes departments that address the City’s overall development, marketing, planning needs and infrastructure needs such as Planning, Code Enforcement, Building and Safety, Engineering, and Public Works.

Public Safety – this category includes departments such as Law Enforcement and Animal Control and Fire, Rescue and Emergency that address citizenry protection.

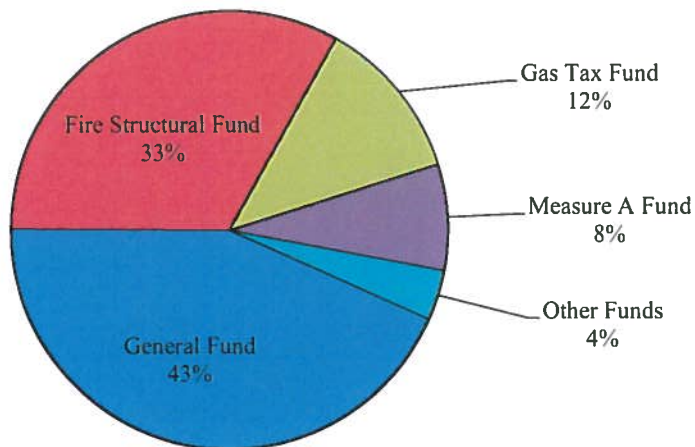


CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Expenditure Summary by Fund

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Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
General Fund	\$ 5,586,895	\$ 7,928,273	\$ 8,600,879	\$ 9,301,186	\$ 10,390,533
Fire Structural Fund	945,590	1,565,705	1,752,285	2,790,744	7,895,846
TOTAL General Funds	6,532,485	9,493,978	10,353,164	12,091,930	18,286,379
SPECIAL REVENUE FUNDS					
Gas Tax Fund	253,921	612,891	1,197,928	1,290,000	2,876,000
Measure A Fund	3,350	63,507	439,383	621,000	1,866,917
Air Quality Management District	-	-	38,352	30,000	500
Law Enforcement Grants	-	17,030	10,816	6,620	-
Miscellaneous State/Local Grants	-	403	7,017	69,668	237,705
Community Development Block Grant	-	-	38,654	195,000	338,000
Local Law Enforcement Services	-	100,000	100,000	100,300	100,000
Landscape Maintenance District	-	3,520	205,466	201,209	212,270
TOTAL Special Revenue Funds	257,271	797,351	2,037,616	2,513,797	5,631,392
CAPITAL PROJECTS FUND					
Development Impact Fee	\$ -	\$ 38,790	\$ -	\$ -	\$ -
TOTAL Capital Projects Funds	-	38,790	-	-	-
TOTAL EXPENDITURES	\$ 6,789,756	\$ 10,330,119	\$ 12,390,780	\$ 14,605,727	\$ 23,917,771

Expenditures by Fund





CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Expenditure Summary by Type

DRAFT

Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
Personnel	\$ 359,816	\$ 749,227	\$ 792,026	\$ 1,044,718	\$ 1,000,949
Operations	6,012,199	8,624,004	9,389,159	9,864,712	12,508,510
Capital Outlay	160,339	120,747	171,979	97,500	4,201,920
Debt Service	131	-	-	1,000,000	575,000
Transfers	-	-	-	85,000	-
Total General Fund Expenditures	6,532,485	9,493,978	10,353,164	12,091,930	18,286,379
GAS TAX					
Operations	253,921	553,619	712,117	715,000	780,000
Capital Outlay	-	59,272	485,811	575,000	2,096,000
Total Gas Tax Fund Expenditures	253,921	612,891	1,197,928	1,290,000	2,876,000
MEASURE A					
Capital Outlay	3,350	63,507	439,383	575,000	1,866,917
Transfers	-	-	-	46,000	-
Total Measure A Fund Expenditures	3,350	63,507	439,383	621,000	1,866,917
AQMD					
Operations	-	-	500	-	500
Capital Outlay	-	-	37,852	-	-
Transfers	-	-	-	30,000	-
Total AQMD Fund Expenditures	-	-	38,352	30,000	500
LAW ENFORCEMENT GRANTS					
Operations	-	17,030	10,816	6,620	-
Total Law Enforcement Grants Fund Expenditures	-	17,030	10,816	6,620	-
MISCELLANEOUS GRANTS					
Personnel	-	403	183	-	-
Operations	-	-	6,834	46,668	7,455
Capital Outlay	-	-	-	-	230,250
Transfers	-	-	-	23,000	-
Total Miscellaneous Grants Fund Expenditures	-	403	7,017	69,668	237,705
COMMUNITY DEVELOPMENT BLOCK GRANT					
Operations	-	-	26,654	45,000	-
Capital Outlay	-	-	12,000	150,000	338,000
Total CDBG Fund Expenditures	-	-	38,654	195,000	338,000

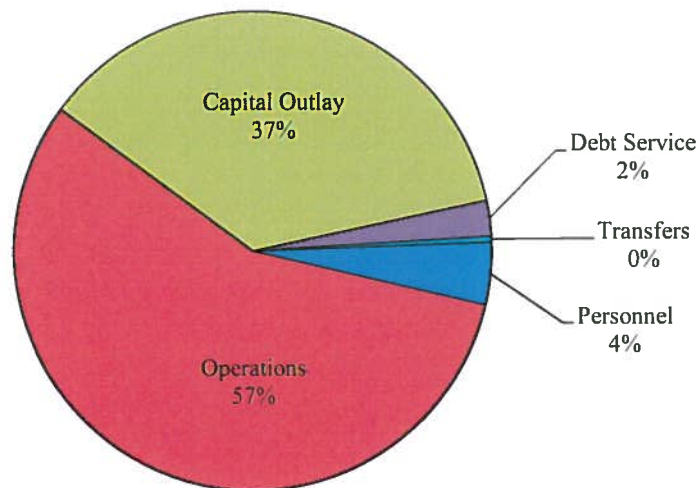


CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Expenditure Summary by Type

DRAFT

Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
LOCAL LAW ENFORCEMENT SERVICES ACCOUNT					
Transfers	-	-	-	100,300	100,000
Total LLESA Fund Expenditures	-	-	-	100,300	100,000
LANDSCAPE MAINTENANCE DISTRICTS					
Operations	-	3,520	205,466	201,209	212,270
Total LMD Fund Expenditures	-	3,520	205,466	201,209	212,270
DEVELOPMENT IMPACT FEE FUND					
Operations	-	38,790	-	-	-
Total LMD Fund Expenditures	-	38,790	-	-	-
TOTAL EXPENDITURES BY TYPE					
Personnel	359,816	749,630	792,209	1,044,718	1,000,949
Operations	6,266,120	9,236,963	10,351,546	10,879,209	13,508,735
Capital Outlay	163,689	243,526	1,147,025	1,397,500	8,733,087
Debt Service	131	-	-	1,000,000	575,000
Transfers	-	-	-	284,300	100,000
Total Expenditures by Type	<u>\$ 6,789,756</u>	<u>\$ 10,230,119</u>	<u>\$ 12,290,780</u>	<u>\$ 14,605,727</u>	<u>\$ 23,917,771</u>

Expenditures by Type





CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Summary by Function

DRAFT

Fund Name & Type	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
GENERAL FUNDS					
GENERAL FUND					
General Government					
100 City Council	\$ 78,892	\$ 133,641	\$ 113,911	\$ 127,138	\$ 136,599
110 City Attorney	143,510	188,980	168,064	183,200	171,500
120 City Clerk	153,400	192,235	183,959	223,070	169,915
200 City Manager	233,093	396,713	416,319	460,849	426,179
210 Finance	226,381	390,153	829,576	465,362	514,957
290 General Government	119,626	110,443	92,568	589,920	291,796
800 Debt Service	131	-	-	-	-
Subtotal General Government	<u>955,033</u>	<u>1,412,165</u>	<u>1,804,397</u>	<u>2,049,539</u>	<u>1,710,946</u>
Community Development					
300 Planning	314,512	826,908	574,753	578,700	769,525
310 Building & Safety	643,178	1,066,979	1,231,603	989,456	1,201,650
320 Engineering	34,475	4,003	-	-	-
330 Code Enforcement	64,250	97,639	171,121	200,953	200,750
500 Public Works	39,663	44,474	90,550	110,000	110,000
Subtotal Community Development	<u>1,096,078</u>	<u>2,040,003</u>	<u>2,068,027</u>	<u>1,879,109</u>	<u>2,281,925</u>
Public Safety					
400 Law Enforcement	3,440,280	4,337,772	4,608,800	5,235,538	6,169,818
430 Animal Control	95,504	138,333	119,655	137,000	227,844
Subtotal Public Safety	<u>3,535,784</u>	<u>4,476,105</u>	<u>4,728,455</u>	<u>5,372,538</u>	<u>6,397,662</u>
Total General Fund Expenditures	<u>5,586,895</u>	<u>7,928,273</u>	<u>8,600,879</u>	<u>9,301,186</u>	<u>10,390,533</u>
FIRE STRUCTURAL FUND					
Public Safety					
420 Fire Department	<u>945,590</u>	<u>1,565,705</u>	<u>1,752,285</u>	<u>2,790,744</u>	<u>7,895,846</u>
Subtotal Public Safety	<u>945,590</u>	<u>1,565,705</u>	<u>1,752,285</u>	<u>2,790,744</u>	<u>7,895,846</u>
Total Structural Fire Fund Expenditures	<u>945,590</u>	<u>1,565,705</u>	<u>1,752,285</u>	<u>2,790,744</u>	<u>7,895,846</u>
TOTAL General Fund Expenditures	<u>\$ 6,532,485</u>	<u>\$ 9,493,978</u>	<u>\$ 10,353,164</u>	<u>\$ 12,091,930</u>	<u>\$ 18,286,379</u>

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CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

DRAFT

City Council

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ 30,295	\$ 60,140	\$ 61,917	\$ 79,038	\$ 68,409
Operations	48,597	73,501	51,994	48,100	68,190
Capital Outlay	-	-	-	-	-
Total	\$ 78,892	\$ 133,641	\$ 113,911	\$ 127,138	\$ 136,599
Program Financing					
General Fund	-	-	-	-	-

DEPARTMENT SUMMARY

The City Council provides policy direction upon which all actions, programs, and priorities are based. The Council relies on input from appropriate committees, commissions, and constituents interested in the issues under consideration to assist the public debates to formulate policies that reflect the needs and priorities of the citizens of Eastvale. The City Council strives to promote the economic, cultural and governmental well being of the community and to establish and maintain cooperative and effective relationships with state, local, and federal agencies to influence policy decisions, legislation, and services which affect the City of Eastvale.

DEPARTMENT ACCOMPLISHMENTS

1. Lobbied to Governor and State Legislature for available SB89 legislative options on Vehicle License Fee funds, including SB56.
2. Continued improvement to City website to provide a communication vehicle for the City organization and community, provide accurate and current information relevant to achieving the City's mission, and offer clear and simple methods for citizens to use online services and contact staff.
3. Presented second annual State of the City address in conjunction with the Eastvale Chamber of Commerce.
4. Developed ad hoc committees for location of permanent city hall and second fire station.
5. Continued discussions with the County of Riverside to renegotiation the City's Revenue Neutrality Agreement.

DEPARTMENT GOALS

1. Public Safety - Ensure that all those who live, work and play in Eastvale are safe by providing for public safety through a community-based approach that focuses on prevention of problems and a timely response.
2. Financial Stability - Ensure long-term financial stability of the City by maintaining the fund balance, contingency reserves, and service levels to ensure efficient operations.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Department Summary

DRAFT

City Council

3. Public Infrastructure - Ensure that Eastvale has a well-maintained and sustainable infrastructure that meets the functional needs of the community by maintaining levels of service commensurate with growing community requirements at optimum life-cycle costs.
4. Begin implementation of City's five year strategic plan.
5. Campaign for City award programs such as Strong City/Strong State and All-American City, to promote Eastvale on a State and National level.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: CITY COUNCIL - 100
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6020	Salaries & Wages	\$ 18,000	\$ 24,162	\$ 24,000	\$ 24,000	\$ 24,000
6120	Medicare	296	345	340	348	348
6150	Insurance - Health	6,584	26,904	29,031	46,800	36,000
6155	Insurance - Workers Comp	4,820	7,894	7,319	7,050	6,861
6160	Insurance - State Unemployment	595	835	1,227	840	1,200
	Subtotal Personnel	<u>30,295</u>	<u>60,140</u>	<u>61,917</u>	<u>79,038</u>	<u>68,409</u>
OPERATIONS						
6210	Association Dues	120	99	360	100	-
6240	Meetings & Conferences	8,206	8,332	8,346	7,500	13,650
6245	Travel/Lodging	-	-	-	-	6,950
6250	Mileage Reimbursement	717	240	782	-	2,740
6376	Utilities - Telephone	-	-	230	-	-
6414	Advertising	950	-	-	-	-
6415	Community Promotion	-	9,037	6,944	10,000	1,000
6428	Memberships/Dues	26,790	27,556	34,082	29,000	42,350
6474	Rents/Leases - Land & Buildings	4,698	-	-	-	-
6490	Other Professional Services	60	27,229	-	-	-
6512	Operating/Departmental Supplies	1,561	1,008	1,250	1,500	1,500
6590	Other Equipment/Supplies	5,495	-	-	-	-
	Subtotal Operations	<u>48,597</u>	<u>73,501</u>	<u>51,994</u>	<u>48,100</u>	<u>68,190</u>
	TOTAL City Council	<u>\$ 78,892</u>	<u>\$ 133,641</u>	<u>\$ 113,911</u>	<u>\$ 127,138</u>	<u>\$ 136,599</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

DRAFT

City Attorney

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	143,510	188,980	168,064	183,200	171,500
Capital Outlay	-	-	-	-	-
Total	\$ 143,510	\$ 188,980	\$ 168,064	\$ 183,200	\$ 171,500

Program Financing

General Fund	-	-	-	-	-
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DEPARTMENT SUMMARY

The City Attorney acts as legal advisor to the City Council, the City Manager, and various City departments, boards, commissions, and committees. The City Attorney prepares and approves as to legal form all proposed City ordinances, resolutions, agreements, contracts, and other legal documents necessary for the proper conduct of City business. The office of the City Attorney manages the City in all litigation in which the City is involved and prosecutes violations of City laws. The City Attorney also reviews and monitors general liability claims processed by the City's claims administrator.

DEPARTMENT ACCOMPLISHMENTS

1. Coordinated and finalized City's Comprehensive Municipal Code.
2. Coordinated and finalized City's General Plan and Updated Zoning Code.
3. Drafted City's comprehensive Social Media Policy.
4. Drafted, reviewed or assisted staff in all City ordinances, resolutions and staff reports.
5. Drafted and revised Cooperative Agreements with Chino, Corona & Ontario.
6. Prepared environmental review opposition documents to proposed Horse Manure to Energy Facility within City boundaries submitted by City of Norco.

DEPARTMENT GOALS

1. Practice Preventive & Proactive Law to minimize exposure to litigation.
2. Monitor legal dispute with County of Riverside regarding Revenue Neutrality.
3. Draft Comprehensive Sign Ordinance and Temporary Events Regulations.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: CITY ATTORNEY- 110
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS					
6240 Meetings & Conferences	\$ 475	\$ 205	\$ -	\$ 200	\$ -
6420 Legal - City Attorney	141,936	169,653	154,302	168,000	171,500
6421 Legal - Special Projects	-	19,122	13,747	15,000	-
6590 Other Equipment/Supplies	1,099	-	15	-	-
Subtotal Operations	<u>143,510</u>	<u>188,980</u>	<u>168,064</u>	<u>183,200</u>	<u>171,500</u>
 TOTAL City Attorney	 <u>\$ 143,510</u>	 <u>\$ 188,980</u>	 <u>\$ 168,064</u>	 <u>\$ 183,200</u>	 <u>\$ 171,500</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

DRAFT

City Clerk

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ 55,603	\$ 153,937	\$ 122,898	\$ 157,185	\$ 159,220
Operations	66,332	38,298	59,061	64,385	10,695
Capital Outlay	31,465	-	2,000	1,500	-
Total	\$ 153,400	\$ 192,235	\$ 183,959	\$ 223,070	\$ 169,915
 Program Financing					
General Fund	-	-	-	-	-

DEPARTMENT SUMMARY

The City Clerk is the custodian of records for the City of Eastvale and the City's election official. The City Clerk's office is responsible for the preparation and distribution of the City Council Minutes and maintains the legislative history of City Council actions. The City Clerk also performs centralized processing of all legal notices, coordinates appointments to City boards and commissions, issues and administers oaths of office, maintains campaign and economic interest statement filings in accordance with the Political Reform Act, manages the retention and retrieval of all official City Council actions, implements the City's records management program, and maintains and administers the Eastvale Municipal Code.

DEPARTMENT ACCOMPLISHMENTS

1. Completed the process of Codification of the Municipal Code to have the database fully searchable on the the City's website.
2. Successfully executed the November 6, 2012 City Council Election.
3. Completed the scanning and archiving of all Planning Documents received from the County of Riverside.
4. Brought City Employees into NIMS (emergency operations training) compliance.
5. Completed first submittal of Emergency Operations Plan.

DEPARTMENT GOALS

1. Scan and electronically archive Human Resource records.
2. Complete AB1234 Ethics Training for all City Officials.
3. Scan and electronically archive Engineering, Planning and Building Plans.
4. Complete revisions and updates to Emergency Operations Plan and Local Hazard Mitigation Plan.
5. Launch an Emergency Mass Notification System.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: CITY CLERK - 120
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ 27,663	\$ 47,892	\$ 85,867	\$ 102,000	\$ 102,000
6020	Salaries & Wages - Part-time	15,750	27,738	571	10,500	5,040
6040	Overtime	347	-	364	-	-
6070	Paid in Lieu of Accrued Time	-	1,752	539	-	-
6110	FICA	-	915	35	651	312
6120	Medicare	679	1,165	1,253	1,631	1,552
6130	PERS - Employer	-	2,357	8,108	9,309	12,240
6150	Insurance - Health	9,999	14,729	24,209	31,200	36,000
6155	Insurance - Workers Comp	460	985	902	1,159	1,124
6160	Insurance - State Unemployment	705	496	1,050	735	952
	Subtotal Personnel	<u>55,603</u>	<u>98,029</u>	<u>122,898</u>	<u>157,185</u>	<u>159,220</u>
OPERATIONS						
6210	Association Dues	295	335	445	335	-
6230	Training	-	-	3,210	-	-
6240	Meetings & Conferences	20	149	250	200	2,760
6250	Mileage Reimbursement	64	281	-	250	500
6260	Education	-	2,560	-	2,600	-
6412	Technology Services	872	909	-	1,000	-
6414	Advertising	1,575	5,054	2,271	7,000	3,000
6418	Clerical	-	-	1,668	-	-
6427	Election Services	-	-	45,000	45,000	-
6428	Memberships/Dues	-	-	-	-	335
6480	Payments to Other Agencies	6,151	-	-	-	-
6495	Other Contractual Services	45,269	-	2,500	3,000	2,000
6510	Office Supplies	2,681	980	1,923	2,000	1,000
6512	Operating/Departmental Supplies	6,419	1,006	1,794	2,000	1,100
6514	Postage/Shipping	-	389	-	1,000	-
6590	Other Equipment/Supplies	2,083	-	-	-	-
	Subtotal Operations	<u>65,429</u>	<u>11,663</u>	<u>59,061</u>	<u>64,385</u>	<u>10,695</u>
CAPITAL OUTLAY						
6622	Office Equipment	17,411	-	2,000	1,500	-
	Subtotal Capital Outlay	<u>17,411</u>	<u>-</u>	<u>2,000</u>	<u>1,500</u>	<u>-</u>
	TOTAL City Clerk	<u>\$ 138,443</u>	<u>\$ 109,692</u>	<u>\$ 183,959</u>	<u>\$ 223,070</u>	<u>\$ 169,915</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: RECORDS MANAGEMENT - 120
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6020	Salaries & Wages - Part-time	\$ -	\$ 51,931	\$ -	\$ -	\$ -
6110	FICA	-	1,333	-	-	-
6120	Medicare	-	753	-	-	-
6155	Insurance - Workers Comp	-	471	-	-	-
6160	Insurance - State Unemployment	-	1,420	-	-	-
	Subtotal Personnel	-	55,908	-	-	-
OPERATIONS						
6431	Planning	-	12,520	-	-	-
6474	Rents/Leases - Land/Buildings	73	3,780	-	-	-
6490	Other Professional Services	-	9,425	-	-	-
6510	Office Supplies	-	576	-	-	-
6512	Operating/Departmental Supplies	-	-	-	-	-
6590	Other Equipment/Supplies	830	334	-	-	-
	Subtotal Operations	903	26,635	-	-	-
CAPITAL OUTLAY						
6622	Office Equipment	14,054	-	-	-	-
	Subtotal Capital Outlay	14,054	-	-	-	-
	TOTAL Records Management	\$ 14,957	\$ 82,543	\$ -	\$ -	\$ -



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

DRAFT

City Manager

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ 218,375	\$ 340,897	\$ 315,868	\$ 451,349	\$ 344,264
Operations	14,718	55,816	100,451	9,500	81,915
Capital Outlay	-	-	-	-	-
Total	\$ 233,093	\$ 396,713	\$ 416,319	\$ 460,849	\$ 426,179

Program Financing

General Fund	-	-	-	-	-
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DEPARTMENT SUMMARY

The City Manager is appointed by the City Council and serves as the Chief Executive Officer of the city. The City Manager is responsible for the daily administration of the city and appoints and supervises all departments' directors. The goal of the Manager's office is to provide comprehensive coordination and direction to city activities, finances and personnel to deliver effective, efficient and economical municipal services. The Manager's office also assists the City Clerk in providing staff support services to the City Council. The City Manager also directs the administration of personnel relations, participates in inter-governmental relations that affect Eastvale, and makes final investigations of citizen complaints.

DEPARTMENT ACCOMPLISHMENTS

1. Developed Administrative Regulations to manage internal operations.
2. Developed bi-weekly reporting to City Council and Commissions on City activities.
3. Purchased 4 Satellite phones for emergency purposes.
4. Implemented DMV and DOJ reporting for new employees.
5. Hired consultant to develop City first strategic plan.
6. Opened discussions with the County on Revenue Neutrality agreement.
7. Provided various story leads to the Press Enterprise & worked closely with reporter to develop stories resulting in six A-1 front cover stories.
8. Launched City's Twitter feed.
9. Facilitated Workforce Outsourcing choosing to locate in the Eastvale Gateway Shopping Center Suite 103.
10. Wrote and published 13 press releases for the City.
11. Created, wrote and published 18 new pages on the City's website.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Department Summary

DRAFT

City Manager

DEPARTMENT GOALS

1. Work with legislature to get VLF funds back.
2. Work with County to revise revenue neutrality agreement.
3. Begin implementation of City's strategic plan.
4. Visit businesses in the light industrial corridor to promote business retention and economic development expansion.
5. Assist with implementation of the Strategic Plan goals and objectives.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: CITY MANAGER - 200
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ 196,700	\$ 273,685	\$ 212,461	\$ 352,700	\$ 204,000
6020	Salaries & Wages - Part-time	5,080	25,925	41,134	-	-
6040	Overtime	2,611	-	2,155	-	-
6070	Paid in Lieu of Accrued Time	-	3,851	1,378	5,000	-
6110	FICA	-	1,318	2,550	-	-
6120	Medicare	3,061	4,395	3,677	5,187	2,958
6130	PERS - Employer	-	3,127	20,061	31,393	24,480
6150	Insurance - Health	3,900	18,195	23,587	46,800	18,000
6155	Insurance - Workers Comp	6,288	9,250	8,165	9,289	7,426
6160	Insurance - State Unemployment	735	1,151	700	980	350
	Subtotal Personnel	<u>218,375</u>	<u>340,897</u>	<u>315,868</u>	<u>451,349</u>	<u>257,214</u>
OPERATIONS						
6210	Association Dues	-	-	1,970	-	-
6230	Training	-	425	-	-	1,000
6240	Meetings & Conferences	3,417	8,593	8,873	3,000	1,325
6245	Travel/Lodging	-	-	-	-	1,050
6250	Mileage Reimbursement	4,782	564	293	500	-
6376	Utilities - Telephone	2,347	1,145	85	4,000	-
6415	Community Promotion	-	7,077	500	-	-
6416	Printing/Publishing	-	465	3,759	-	-
6420	Legal	-	-	6,462	-	-
6428	Memberships/Dues	665	-	-	1,000	2,560
6490	Other Professional Services	-	1,186	39,860	-	-
6495	Other Contractual Services	-	36,000	36,000	-	36,000
6510	Office Supplies	120	129	361	500	500
6512	Operating/Departmental Supplies	14	232	2,288	500	2,500
6514	Postage/Shipping	-	-	-	-	-
6590	Other Equipment/Supplies	3,373	-	-	-	-
	Subtotal Operations	<u>14,718</u>	<u>55,816</u>	<u>100,451</u>	<u>9,500</u>	<u>44,935</u>
	TOTAL City Manager	<u>\$ 233,093</u>	<u>\$ 396,713</u>	<u>\$ 416,319</u>	<u>\$ 460,849</u>	<u>\$ 302,149</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: PUBLIC INFORMATION OFFICE - 250
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ -	\$ -	\$ -	\$ -	\$ 60,000
6120	Medicare	-	-	-	-	870
6130	PERS - Employer	-	-	-	-	7,200
6150	Insurance - Health	-	-	-	-	18,000
6155	Insurance - Workers Comp	-	-	-	-	630
6160	Insurance - State Unemployment	-	-	-	-	350
	Subtotal Personnel	-	-	-	-	87,050
OPERATIONS						
6240	Meetings & Conferences	-	-	-	-	2,115
6245	Travel/Lodging	-	-	-	-	1,625
6250	Mileage Reimbursement	-	-	-	-	500
6415	Community Promotion	-	-	-	-	16,100
6416	Printing/Publishing	-	-	-	-	5,000
6428	Memberships/Dues	-	-	-	-	1,140
6490	Other Professional Services	-	-	-	-	10,500
	Subtotal Operations	-	-	-	-	36,980
	TOTAL Public Information Office	\$ -	\$ -	\$ -	\$ -	\$ 124,030



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

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Finance

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ 49,357	\$ 102,462	\$ 173,387	\$ 192,402	\$ 253,456
Operations	133,161	236,010	493,539	213,960	232,001
Capital Outlay	43,863	51,681	162,650	59,000	29,500
Total	\$ 226,381	\$ 390,153	\$ 829,576	\$ 465,362	\$ 514,957

Program Financing

General Fund	-	-	-	-	-
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DEPARTMENT SUMMARY

Finance Division - The Finance Division is to manage and maintain financial records in conformity with generally accepted governmental accounting principles and in compliance with federal, state and local laws. Additionally, the department oversees the investment of public funds, cash management and the issuance of debt. The department develops and maintains effective and efficient financial planning, reporting and central support systems in order to assist the operating departments in achieving their program objectives; provides the City Council, City Manager, and other City officials with financial information on a timely and meaningful basis; provides quality service to the City's customers and safeguards the City's assets, and provides payroll, accounts payable, accounts receivable, business licensing and general accounting services to the City.

Personnel Division - The Personnel Division assists the City Manager in the areas of personnel recruitment, salary and benefit administration, performance evaluations, and classification and position allocation. Additionally, administers the City's self funded Workers' Compensation and cafeteria plans.

Risk Management - The Risk Management Division administers the City workers compensation and general liability insurance, receives and processes claims made against the city, and recovers losses caused by others to city property.

Information Technology - The Information Technology Division is responsible for the development, support, and maintenance of department software applications. Information Technology maintains the City's technology infrastructure, networking and wireless systems, and all City telecommunications systems.

DEPARTMENT ACCOMPLISHMENTS

1. Upgraded to a new financial software system to aid in automation of transaction data to increase efficiency of departmental functions.
2. Implemented business registration program and completed the City's first business registration renewal process.
3. Presented to City Council the recommendations resulting from a Comprehensive Citywide Fees and Charges Rate Study.
4. Issued inaugural Comprehensive Annual Financial Report for fiscal year ending 2011-12.
5. Coordinated implementation of City's Electronic Land Management System (ELMS).



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Finance

DEPARTMENT GOALS

1. Update the business registration County ordinance to reflect Eastvale's business environment.
2. Establish electronic workflows to directly involve other departments in the Finance function (invoice approvals/budgeting/purchasing).
3. Transition to paperless finance system.
4. Provide timely and accurate financial reporting.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: FINANCE - 210
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ 35,704	\$ 48,433	\$ 67,418	\$ 144,000	\$ 144,000
6020	Salaries & Wages - Part-time	1,323	26,612	58,663	-	45,000
6070	Paid in Lieu of Accrued Time	-	-	4,000	-	-
6110	FICA	-	1,359	-	-	-
6120	Medicare	607	1,161	1,828	2,088	2,741
6130	PERS - Employer	-	5,686	12,248	13,141	22,680
6150	Insurance - Health	10,840	17,334	27,156	31,200	36,000
6155	Insurance - Workers Comp	347	1,064	1,324	1,483	1,985
6160	Insurance - State Unemployment	536	813	750	490	1,050
	Subtotal Personnel	<u>49,357</u>	<u>102,462</u>	<u>173,387</u>	<u>192,402</u>	<u>253,456</u>
OPERATIONS						
6210	Association Dues	110	110	300	110	-
6220	Suscriptions/Education Materials	-	-	175	-	175
6230	Training	-	675	-	-	850
6240	Meetings & Conferences	60	370	1,353	2,000	2,245
6245	Travel/Lodging	-	-	135	-	900
6250	Mileage Reimbursement	78	25	-	250	250
6410	Accounting	26,828	36,386	37,928	40,000	31,200
6411	Auditing	-	16,470	20,230	18,000	20,000
6412	Technology Services	-	667	-	-	-
6416	Printing/Publishing	-	-	743	-	750
6428	Memberships/Dues	-	-	595	-	970
6480	Payments to Other Agencies	43,260	41,144	-	-	-
6490	Other Professional Services	28,234	50,845	4,793	29,100	5,000
6495	Other Contractual Services	-	16,036	290,386	-	18,400
6510	Office Supplies	421	1,320	2,178	1,000	2,000
6512	Operating/Departmental Supplies	2,090	3,842	1,565	500	1,000
6514	Postage/Shipping	11	-	-	-	-
	Subtotal Operations	<u>101,092</u>	<u>167,890</u>	<u>360,381</u>	<u>90,960</u>	<u>83,740</u>
CAPITAL OUTLAY						
6622	Office Equipment	7,093	-	-	-	2,000
	Subtotal Capital Outlay	<u>7,093</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,000</u>
	TOTAL Finance	<u>\$ 157,542</u>	<u>\$ 270,352</u>	<u>\$ 533,768</u>	<u>\$ 283,362</u>	<u>\$ 339,196</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Details

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Function: GENERAL GOVERNMENT	Department: PERSONNEL - 220
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6220	Suscriptions/Education Materials	\$ -	\$ -	\$ 39	\$ -	\$ 40
6230	Training	-	-	-	-	5,000
6414	Advertising	2,550	139	-	1,000	250
6490	Other Professional Services	-	390	294	-	1,100
6510	Office Supplies	135	-	313	-	250
	Subtotal Operations	<u>2,685</u>	<u>529</u>	<u>646</u>	<u>1,000</u>	<u>6,640</u>
	TOTAL Personnel	<u>\$ 2,685</u>	<u>\$ 529</u>	<u>\$ 646</u>	<u>\$ 1,000</u>	<u>\$ 6,640</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

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Function: GENERAL GOVERNMENT	Department: RISK MANAGEMENT - 230
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6440	Insurance - General/Liability	\$ 18,898	\$ 25,310	\$ 29,880	\$ 30,000	\$ 37,851
	Subtotal Operations	18,898	25,310	29,880	30,000	37,851
	TOTAL Risk Management	<u>\$ 18,898</u>	<u>\$ 25,310</u>	<u>\$ 29,880</u>	<u>\$ 30,000</u>	<u>\$ 37,851</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: INFORMATION TECHNOLOGY - 240
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS					
6412 Technology Services	\$ -	\$ 23,107	\$ 97,360	\$ 67,000	\$ 103,270
6490 Other Professional Services	-	300	-	24,000	-
6512 Operating/Departmental Supplies	104	513	310	1,000	500
6514 Postage/Shipping	-	11	-	-	-
6590 Other Equipment/Supplies	10,382	18,350	4,962	-	-
Subtotal Operations	<u>10,486</u>	<u>42,281</u>	<u>102,632</u>	<u>92,000</u>	<u>103,770</u>
CAPITAL OUTLAY					
6622 Office Equipment	<u>36,770</u>	<u>51,681</u>	<u>162,650</u>	<u>59,000</u>	<u>27,500</u>
Subtotal Capital Outlay	<u>36,770</u>	<u>51,681</u>	<u>162,650</u>	<u>59,000</u>	<u>27,500</u>
TOTAL Information Technology	<u>\$ 47,256</u>	<u>\$ 93,962</u>	<u>\$ 265,282</u>	<u>\$ 151,000</u>	<u>\$ 131,270</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Department Summary

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Building & Facilities

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	59,597	94,533	85,239	589,920	290,596
Capital Outlay	60,029	15,910	7,329	-	1,200
Debt Service	131	-	-	-	-
Total	\$ 119,757	\$ 110,443	\$ 92,568	\$ 589,920	\$ 291,796
Program Financing					
General Fund	-	-	-	-	-

DEPARTMENT SUMMARY

Building and Facilities includes general fund expenses that don't apply to a single department, or miscellaneous expenses that aren't associated with any of the operating departments. The majority of expenditures in this department consists of facilities maintenance and related lease and utilities for operations of City Hall.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det:

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Function: GENERAL GOVERNMENT	Department: GENERAL GOVERNMENT - 290
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS					
6340 Office Equipment Repair	\$ -	\$ -	\$ -	\$ -	\$ 500
6472 Rents/Leases - Equipment/Vehicles	-	-	-	-	7,900
6499 Contingency	-	-	-	-	173,726
6510 Office Supplies	-	-	-	-	5,000
6512 Operating/Departmental Supplies	-	-	-	-	5,000
6514 Postage/Shipping	-	-	-	-	3,300
Subtotal Operations	-	-	-	-	195,426
 TOTAL General Government	 \$ -	 \$ -	 \$ -	 \$ -	 \$ 195,426



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: BUILDING & FACILITIES - 295
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS					
6240 Meetings & Conferences	\$ -	\$ -	\$ 43	\$ -	\$ -
6310 Building Maintenance & Repair	65	-	275	-	250
6340 Office Equipment Repair	-	-	2,143	-	-
6372 Utilities - Electric	2,203	3,863	5,688	5,000	5,400
6376 Utilities - Telephone	8,690	7,026	7,938	10,000	10,500
6378 Utilities - Water/Sewer	845	-	-	5,000	-
6412 Technology Services	2,862	-	-	-	-
6460 Janitorial	1,520	2,000	2,220	1,800	2,600
6472 Rents/Leases - Equipment/Vehicles	4,929	9,109	9,874	9,000	-
6474 Rents/Leases - Land/Buildings	25,092	60,960	44,629	57,600	76,000
6490 Other Professional Services	155	210	475	36,420	420
6499 Contingency	-	-	-	450,000	-
6510 Office Supplies	10,181	3,940	3,802	5,000	-
6512 Operating/Departmental Supplies	574	5,634	4,182	5,000	-
6514 Postage/Shipping	715	1,229	2,544	3,600	-
6520 Janitorial Supplies	670	562	-	1,500	-
6590 Other Equipment/Supplies	1,096	-	1,426	-	-
Subtotal Operations	59,597	94,533	85,239	589,920	95,170
CAPITAL OUTLAY					
6620 Furniture/Fixtures	-	-	4,803	-	-
6622 Office Equipment	20,935	-	2,526	-	1,200
6624 Other Capital Equipment	39,094	15,910	-	-	-
Subtotal Capital Outlay	60,029	15,910	7,329	-	1,200
TOTAL Building & Facilities	\$ 119,626	\$ 110,443	\$ 92,568	\$ 589,920	\$ 96,370



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: GENERAL GOVERNMENT	Department: DEBT SERVICE - 800
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
DEBT SERVICE					
6810 Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -
6820 Interest Payments	131	-	-	-	-
Subtotal Debt Service	131	-	-	-	-
 TOTAL Debt Service	 \$ 131	 \$ -	 \$ -	 \$ -	 \$ -



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Department Summary

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Community Development

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ 6,186	\$ 91,791	\$ 117,956	\$ 164,744	\$ 175,600
Operations	1,064,910	1,948,212	1,950,071	1,684,365	2,106,325
Capital Outlay	24,982	-	-	30,000	-
Total	\$ 1,096,078	\$ 2,040,003	\$ 2,068,027	\$ 1,879,109	\$ 2,281,925
Program Financing					
General Fund	785,016	1,997,295	1,722,449	1,425,640	1,563,525

DEPARTMENT SUMMARY

Planning Division - Planning is responsible for the implementation of the City Council's policy direction (including the General Plan and Zoning Code) in large part through the review of proposed development projects. Planning provides staff support to the City Council and Planning Commission, and coordinates the environmental analysis of proposed public and private projects. Planning ensures that the City remains up-to-date with regard to state and federal mandates for planning and environmental analysis.

Code Enforcement Division - Enforcement of land use ordinances and related code provisions, investigates and reports on complaints and issues warnings and citations for noncompliance.

Building & Safety Division - The Building & Safety Division processes all building permit applications, assists in building plan reviews and performs building inspections in accordance to the Uniform Building Code and local ordinances.

Engineering Division - Development Engineering includes developing and administering capital projects to maintain and improve the City-wide capital infrastructure. Traffic engineering and transportation planning ensures the that city-wide road system is operating safely and efficiently through traffic signals, signs, pavement and review of private development projects.

Public Works - The Public Works Division administers storm drainage compliance, street maintenance, signing and striping, and traffic signal operations and maintenance.

DEPARTMENT ACCOMPLISHMENTS

1. Completed first Eastvale General Plan ahead of schedule and under budget.
2. Completed an update to the Housing Element certified by the state of CA.
3. Completed a comprehensive update to the Eastvale Zoning Code, streamlining and reorganizing the document for ease of use.
4. Worked with the JCSD to approve the construction of a major new sports park south of Citrus Avenue.
5. Worked with New Day Church to present for approval by the City Council the first new church in Eastvale.



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Community Development

6. Issued 594 single family building permits for calendar year 2012.
7. Created a Development Review Committee to coordinate among the various City Department to condition private development projects.
8. Completed the City's Pavement Program to inventory the pavement condition of streets, identify treatments to extend the pavement design life, and to determine short and long term funding needs.
9. Received grant funding to install sidewalks on Orange Ave west of Scholar.
10. Met eligibility requirement to receive CDBG funding for sidewalk, ADA ramps, and street improvement for the Chandler Street Corridor.
11. Added two volunteers to the Code Enforcement team.
12. Developed a tracking system to report statistics of Code Enforcement Department.
13. Began issuance of parking citations from Code Enforcement Officers.
14. Remained diligent with quick response times to code enforcement citizen complaints.
15. Began to enforce new Scavenger Ordinance with success.
16. City Council approval to AVA membership.

DEPARTMENT GOALS

1. Update the Housing Element by October 2013
2. Prepare a Parks and Trails Master Plan for approval by the City Council
3. Prepare a set of updated Design Guidelines for approval by the City Council
4. Continue to expand and improve customer service and support to the Planning Commission and City Council
5. Assist the City Manager, Public Works, and other Departments with special projects and other tasks as needed to implement the direction of the City Council
6. Amend the Circulation Element of the General Plan to add Bikeway Master Plan and Truck Route.
7. Continue efforts to seek funding from regional, state, and federal agencies to fund the Limonite Ave interchange at I-15.
8. Implement the 2013 California Building Code.



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Community Development

9. Establish a Community Improvement Program in Code Enforcement (Volunteers) by organizing roadside trash clean up days, street and light pole tape removals, and other outreach programs.
10. Organize a Community Clean-Up Day providing the citizens with a specific day and location to have them bring bulk items, electronics, and hazardous waste to dispose of. Dumpsters will be provided by Waste Management (Funding will be sought through C.D.B.G. and/or other Grants).
11. Establish contact information with Fire Department, Sheriff Department , JCSD, Waste Management and Animal Control to be more efficient and effective in public service.
12. Become a member CACEO / California Association of Code Enforcement Officers.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
General Fund Expenditure Det

DRAFT

Function: COMMUNITY DEVELOPMENT	Department: PLANNING - 300
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ 51	\$ -	\$ -	\$ -	\$ -
6020	Salaries & Wages - Part-time	-	483	-	-	-
6110	FICA	-	10	-	-	-
6120	Medicare	-	5	-	-	-
6160	Insurance - State Unemployment	-	12	-	-	-
	Subtotal Personnel	51	510	-	-	-
OPERATIONS						
6212	Stipends	\$ 1,100	\$ 1,900	\$ 1,500	\$ 4,800	\$ 4,800
6220	Subscriptions & Education Materials	347	-	-	-	-
6230	Training	-	-	-	2,000	2,000
6240	Meetings & Conferences	4,916	-	-	3,000	2,625
6245	Travel/Lodging	-	-	-	-	3,500
6250	Mileage Reimbursement	141	-	-	-	-
6412	Technology Services	1,396	-	-	-	-
6414	Advertising	466	606	1,258	2,500	2,500
6420	Legal	18,743	26,955	17,766	-	-
6426	General Plan Services	23,426	138,032	4,674	8,000	26,000
6431	Planning	127,119	201,326	168,605	96,000	156,000
6431	Planning-Special Projects	45,055	-	-	60,500	181,000
6433	Private Development	77,281	447,986	338,462	400,800	390,000
6450	Fire Services	-	4,013	-	-	-
6474	Rents/Leases - Land & Buildings	2,430	-	-	-	-
6480	Payments to Other Agencies	100	2,066	-	-	-
6490	Other Professional Services	1,175	-	41,744	-	-
6495	Other Contractual Services	6,135	2,802	-	-	-
6510	Office Supplies	2,713	327	-	500	500
6512	Operating/Departmental Supplies	374	278	744	500	500
6514	Postage/Shipping	324	107	-	100	100
6590	Other Equipment/Supplies	1,220	-	-	-	-
	Subtotal Operations	314,461	826,398	574,753	578,700	769,525
	TOTAL Planning	\$ 314,512	\$ 826,908	\$ 574,753	\$ 578,700	\$ 769,525



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: COMMUNITY DEVELOPMENT	Department: BUILDING & SAFETY - 310
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ -	\$ 3,254	\$ -	\$ 15,000	\$ -
6020	Salaries & Wages - Part-time	-	1,618	87	-	-
6110	FICA	-	62	-	-	-
6120	Medicare	-	50	1	218	-
6130	PERS - Employer	-	221	10	1,369	-
6150	Insurance - Health	-	-	-	3,900	-
6155	Insurance - Workers Comp	-	-	-	159	-
6160	Insurance - State Unemployment	-	41	-	245	-
	Subtotal Personnel	-	5,246	98	20,891	-
OPERATIONS						
6412	Technology Services	\$ -	\$ 97	\$ 195	\$ -	\$ -
6432	Membership/Dues	-	225	225	225	-
6432	Building & Safety	174,770	209,432	214,518	231,000	200,000
6433	Private Development	465,297	848,712	1,013,760	733,840	1,000,000
6510	Office Supplies	820	884	1,101	1,000	650
6512	Operating/Department Supplies	1,179	1,265	1,706	1,000	1,000
6590	Other Equipment/Supplies	1,112	1,118	-	1,500	-
	Subtotal Operations	643,178	1,061,733	1,231,505	968,565	1,201,650
	TOTAL Building & Safety	\$ 643,178	\$ 1,066,979	\$ 1,231,603	\$ 989,456	\$ 1,201,650



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det:

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Function: COMMUNITY DEVELOPMENT	Department: ENGINEERING - 320
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6430	Engineering	\$ 34,475	\$ 3,960	\$ -	\$ -	\$ -
6512	Operating/Departmental Supplies	-	43	-	-	-
	Subtotal Operations	34,475	4,003	-	-	-
	TOTAL Engineering	<u>\$ 34,475</u>	<u>\$ 4,003</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Detail

DRAFT

Function: COMMUNITY DEVELOPMENT	Department: CODE ENFORCEMENT - 330
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ 4,500	\$ 59,220	\$ 80,589	\$ 99,000	\$ 120,000
6020	Salaries & Wages - Part-time	-	2,166	-	-	-
6040	Overtime	-	-	467	-	1,000
6070	Paid in Lieu of Accrued Time	-	2,308	2,834	5,000	-
6110	FICA	-	118	-	-	-
6120	Medicare	84	1,177	1,169	1,508	1,740
6130	PERS - Employer	-	2,850	7,609	9,035	14,400
6150	Insurance - Health	1,300	16,900	23,586	27,300	36,000
6155	Insurance - Workers Comp	48	712	854	1,020	1,260
6160	Insurance - State Unemployment	203	584	750	490	700
6170	Uniforms	-	-	-	500	500
	Subtotal Personnel	<u>6,135</u>	<u>86,035</u>	<u>117,858</u>	<u>143,853</u>	<u>175,600</u>
OPERATIONS						
6230	Training	-	-	-	2,000	500
6240	Meetings & Conferences	-	995	-	1,000	-
6250	Mileage Reimbursement	50	184	-	1,000	-
6260	Education	-	-	-	-	500
6330	Vehicle Operations/Gas	205	4,425	3,380	9,000	4,500
6332	Vehicle Maintenance/Repair	-	79	315	2,000	2,000
6376	Utilities - Telephone	182	1,515	2,003	4,000	2,500
6424	Code Enforcement Services	30,411	-	42,420	-	-
6428	Memberships/Dues	-	100	-	100	150
6480	Payments to Other Agencies	-	-	1,672	-	2,000
6490	Other Professional Services	95	-	-	-	-
6510	Office Supplies	30	510	177	1,000	500
6512	Operating/Departmental Supplies	746	3,796	3,296	5,000	4,000
6590	Other Equipment/Supplies	1,414	-	-	2,000	8,500
	Subtotal Operations	<u>33,133</u>	<u>11,604</u>	<u>53,263</u>	<u>27,100</u>	<u>25,150</u>
CAPITAL OUTLAY						
6610	Vehicles	24,982	-	-	30,000	-
	Subtotal Capital Outlay	<u>24,982</u>	<u>-</u>	<u>-</u>	<u>30,000</u>	<u>-</u>
	TOTAL Code Enforcement	<u>\$ 64,250</u>	<u>\$ 97,639</u>	<u>\$ 171,121</u>	<u>\$ 200,953</u>	<u>\$ 200,750</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: COMMUNITY DEVELOPMENT	Department: PUBLIC WORKS - 500
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Object Code Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS					
6472 Rents/Leases - Equipment/Vehicles	\$ -	\$ 1,069	\$ -	\$ -	\$ -
6512 Operating/Departmental Supplies	-	1,934	52	-	-
6480 Payments to Other Agencies	26,728	-	-	-	-
6664 Storm Drainage	12,935	41,471	90,498	110,000	110,000
Subtotal Operations	39,663	44,474	90,550	110,000	110,000
 TOTAL Public Works	 <u>\$ 39,663</u>	 <u>\$ 44,474</u>	 <u>\$ 90,550</u>	 <u>\$ 110,000</u>	 <u>\$ 110,000</u>



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Department Summary

DRAFT

Public Safety

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	3,535,784	4,472,949	4,728,455	5,365,538	6,396,442
Capital Outlay	-	3,156	-	7,000	1,220
Total	\$ 3,535,784	\$ 4,476,105	\$ 4,728,455	\$ 5,372,538	\$ 6,397,662
Program Financing					
General Fund	-	-	-	-	-

DEPARTMENT SUMMARY

Police - The police department is responsible for providing full-service public safety in the form of first responder, investigative services, community-oriented policing, traffic team, gang and narcotic enforcement, crime prevention, forensic services, administrative services and a volunteer program. Our mission is to meet the mandates prescribed by law, provide progressive, innovative and efficient public safety, while working in partnership with the community we serve and allied agencies.

Animal Control - Animal control is responsible for enforcement of city and state regulations pertaining to animal welfare. Animal Control is also responsible for the impound, treatment, care, adoption, redemption and disposal of domestic animals.

DEPARTMENT ACCOMPLISHMENTS

1. Worked with city staff and school personnel to improve traffic flow around impacted schools.
2. Improved safety and enforcement in City parks.
3. Reduced criminal activity within the Swan Lake Community.
4. Increased police and volunteer presence in city shopping centers where crimes of opportunity continue to occur.
5. Continued public education and awareness on crime prevention.

DEPARTMENT GOALS

1. Increase patrol coverage in the city.
2. Reduce traffic collisions through increased traffic enforcement.
3. Publish monthly public safety newsletters for the city website.
4. Coordinate with Code Enforcement to collectively impact public safety and quality of life issues in the city.
5. Implement an animal control canvassing program to encourage pet owners to license their animals.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
General Fund Expenditure Det

DRAFT

Function: PUBLIC SAFETY	Department: LAW ENFORCEMENT - 400
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6170	Uniforms	\$ -	\$ -	\$ -	\$ 2,000	\$ 1,350
6212	Stipends	500	1,550	1,500	-	2,400
6220	Subscriptions/Education Materials	-	120	-	-	-
6230	Training	-	-	-	1,035	1,690
6240	Meetings & Conferences	-	-	-	1,400	2,800
6330	Vehicle Operations/Gas	7,684	-	38	-	-
6332	Vehicle Maintenance/Repair	-	-	-	2,570	3,052
6342	Field Equipment Repair	-	-	-	2,250	1,350
6416	Printing/Publishing	-	-	3,366	7,800	9,480
6428	Memberships/Dues	-	-	-	120	120
6452	Police Services	3,425,914	4,180,112	4,349,612	4,896,828	5,746,296
6453	Youth Explorer Program	-	350	350	700	1,430
6454	Booking Fees	-	9,907	19,000	19,240	23,743
6455	Crime Prevention	-	-	-	2,750	3,150
6456	Cal ID	-	46,701	49,416	49,416	50,180
6457	Blood Draws	82	10,659	8,674	20,000	20,000
6458	County RMS System	-	-	34,000	34,592	46,167
6459	Forensic	-	2,700	6,000	6,300	6,300
6462	Safe Neighborhood/Gang Task Force	-	-	4,603	-	5,000
6463	Citizen's Patrol	-	-	-	7,200	7,200
6465	Extra Duty - Police	-	17,802	22,235	23,650	20,000
6466	Vehicle Tow Recovery	-	-	-	-	1,500
6467	Facility Rate	-	53,264	55,000	70,667	106,790
6468	Crossing Guards	-	-	-	20,000	20,000
6480	Payments to Other Agencies	-	-	53,970	35,000	55,000
6490	Other Professional Services	2,900	-	-	18,000	20,000
6510	Office Supplies	-	-	-	300	300
6512	Operating/Departmental/Supplies	15	2,108	-	-	-
6514	Postage/Shipping	-	-	-	5,500	5,500
6590	Other Equipment/Supplies	3,185	9,343	1,036	1,220	7,800
	Subtotal Operations	3,440,280	4,334,616	4,608,800	5,228,538	6,168,598
CAPITAL OUTLAY						
6624	Other Capital Equipment	-	3,156	-	7,000	1,220
	Subtotal Capital Outlay	-	3,156	-	7,000	1,220
	TOTAL Law Enforcement	\$ 3,440,280	\$ 4,337,772	\$ 4,608,800	\$ 5,235,538	\$ 6,169,818



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 General Fund Expenditure Det

DRAFT

Function: PUBLIC SAFETY	Department: ANIMAL CONTROL - 430
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6480	Payments Made to Other Agencies	\$ 95,504	\$ 138,333	\$ 119,655	\$ 137,000	\$ 137,844
6490	Other Professional Services	-	-	-	-	90,000
	Subtotal Operations	<u>95,504</u>	<u>138,333</u>	<u>119,655</u>	<u>137,000</u>	<u>227,844</u>
	TOTAL Animal Control	<u>\$ 95,504</u>	<u>\$ 138,333</u>	<u>\$ 119,655</u>	<u>\$ 137,000</u>	<u>\$ 227,844</u>



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2013-2014
Department Summary

DRAFT

Public Safety (Fire Department)

	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
Resources Allocated					
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -
Operations	945,590	1,515,705	1,752,285	1,705,744	3,150,846
Capital Outlay	-	50,000	-	-	4,170,000
Debt Service	-	-	-	1,000,000	575,000
Transfers	-	-	-	85,000	-
Total	\$ 945,590	\$ 1,565,705	\$ 1,752,285	\$ 2,790,744	\$ 7,895,846
Program Financing					
Structural Fire Fund	2,752,371	3,325,579	3,836,032	3,455,000	3,946,227

DEPARTMENT SUMMARY

Fire Department - Provide efficient, effective emergency services to the City of Eastvale as part of Integrated, Cooperative, Regional Fire and Rescue Protection System.

DEPARTMENT ACCOMPLISHMENTS

1. Increased to municipal staffing levels.
2. Executed "Great California Shakeout Earthquake Exercise."
3. Participated in "Fill the Boot" program benefiting Jerry's Kids.
4. Received and distributed 486 toys to families in need through ABC Channel 7's annual Spark of Love Toy Drive.
5. Took delivery of Mass Care and Shelter trailer.
6. Implemented Countywide Emergency Medical Dispatching with pre-arrival medical instructions given to 911 callers by specialty trained dispatchers.
7. Conducted strategic planning on ideal location of second fire station.
8. Responded to 2,207 Emergency Incidents.

DEPARTMENT GOALS

1. Complete City of Eastvale Fire Protection Master Plan.
2. Establish Fire Protection Planning Services to the existing agreement for services.
3. Search for and acquire property for a second fire station.



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Public Safety (Fire Department)

4. Begin design and site preparation for second fire station once property is acquired.
5. Add a two person paramedic squad at fire station #27.



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Structural Fire Fund Expenditure Detail

DRAFT

Function: PUBLIC SAFETY	Department: FIRE DEPARTMENT - 420
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
OPERATIONS						
6215	Community Promotion	\$ -	\$ -	\$ -	\$ -	\$ 2,500
6330	Vehicle Operations	-	-	-	19,200	-
6420	Legal	-	-	-	50,000	-
6426	General Plan Services	-	-	-	-	-
6450	Fire Services	945,590	1,514,552	1,723,676	1,436,529	2,698,346
6451	Hazmat Services	-	-	-	15,557	-
6480	Payments to Other Agencies	-	-	17,288	-	-
6490	Other Professional Services	-	1,069	11,200	34,458	450,000
6499	Contingency	-	-	-	150,000	-
6512	Operating/Departmental Supplies	-	84	121	-	-
	Subtotal Operations	<u>945,590</u>	<u>1,515,705</u>	<u>1,752,285</u>	<u>1,705,744</u>	<u>3,150,846</u>
CAPITAL OUTLAY						
6620	Furniture/Fixtures	-	-	-	-	100,000
6630	Land	-	-	-	-	570,000
6650	Buildings	-	-	-	-	3,500,000
6622	Office Equipment	-	50,000	-	-	-
	Subtotal Capital Outlay	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>4,170,000</u>
DEBT SERVICE						
6830	Revenue Neutrality Payment	-	-	-	1,000,000	575,000
	Subtotal Debt Service	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>575,000</u>
TRANSFERS						
6910	Transfer Out to General Fund	-	-	-	85,000	-
	Subtotal Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>85,000</u>	<u>-</u>
	TOTAL Fire Department	<u>\$ 945,590</u>	<u>\$ 1,565,705</u>	<u>\$ 1,752,285</u>	<u>\$ 2,790,744</u>	<u>\$ 7,895,846</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Gas Tax Special Revenue Fund

DRAFT

Function: PUBLIC WORKS	Fund: GAS TAX - FUND 200
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4428	Gas Tax, 2103	\$ 610,821	\$ 1,010,670	\$ 826,717	\$ 925,000	\$ 1,076,047
4430	Gas Tax, 2105	265,967	340,471	341,819	310,000	355,148
4431	Gas Tax, 2106	182,163	214,347	229,313	190,000	240,235
4432	Gas Tax, 2107	332,540	488,044	504,777	460,000	528,758
4433	Gas Tax, 2107.5	7,500	7,500	7,500	7,500	7,500
4750	Contributions	-	-	-	-	50,000
4600	Interest Income	672	2,785	5,673	2,500	5,000
	TOTAL Gas Tax Fund Revenue	<u>1,399,663</u>	<u>2,063,817</u>	<u>1,915,799</u>	<u>1,895,000</u>	<u>2,262,688</u>
EXPENDITURES						
OPERATIONS						
6430	Engineering	200	-	-	-	-
6434	Street Maintenance	59,013	182,417	185,174	200,000	190,000
6438	Signal Maintenance	59,055	125,900	188,376	125,000	190,000
6490	Other Professional Services	128,903	240,932	338,567	390,000	400,000
6590	Other Equipment/Supplies	6,750	4,370	-	-	-
	Subtotal Operations	<u>253,921</u>	<u>553,619</u>	<u>712,117</u>	<u>715,000</u>	<u>780,000</u>
CAPITAL OUTLAY						
6622	Office Equipment	-	53,350	-	-	-
6660	Streets	-	3,597	485,811	-	-
6710	Special Grants/Projects	-	2,325	-	-	-
6695	Other Capital Outlay	-	-	-	575,000	2,096,000
	Subtotal Capital Outlay	<u>-</u>	<u>59,272</u>	<u>485,811</u>	<u>575,000</u>	<u>2,096,000</u>
	TOTAL Gas Tax Expenditures	<u>253,921</u>	<u>612,891</u>	<u>1,197,928</u>	<u>1,290,000</u>	<u>2,876,000</u>
	Gas Tax Fund Net Revenue	<u>\$ 1,145,742</u>	<u>\$ 1,450,926</u>	<u>\$ 717,871</u>	<u>\$ 605,000</u>	<u>\$ (613,312)</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Measure A Special Revenue Fund

DRAFT

Function: PUBLIC WORKS	Fund: MEASURE A TAX - FUND 210
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4500	Measure A Fees	\$ 498,435	\$ 675,735	\$ 780,000	\$ 650,000	\$ 882,000
4600	Interest Income	<u>612</u>	<u>1,092</u>	<u>2,535</u>	<u>1,000</u>	<u>1,000</u>
	TOTAL Measure A Fund Revenue	<u>499,047</u>	<u>676,827</u>	<u>782,535</u>	<u>651,000</u>	<u>883,000</u>
EXPENDITURES						
CAPITAL OUTLAY						
6490	Other Professional Services		7,225	3,775	-	22,000
6622	Office Equipment	3,350	3,350	-	-	-
6660	Streets	-	52,932	335,608	200,000	879,917
6695	Other Capital Outlay	-	-	100,000	375,000	965,000
6710	Special Grants/Projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	Subtotal Capital Outlay	<u>3,350</u>	<u>63,507</u>	<u>439,383</u>	<u>575,000</u>	<u>1,866,917</u>
TRANSFERS						
6910	Transfer Out to General Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,000</u>	<u>-</u>
	Subtotal Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,000</u>	<u>-</u>
	TOTAL Measure A Expenditures	<u>3,350</u>	<u>63,507</u>	<u>439,383</u>	<u>621,000</u>	<u>1,866,917</u>
	Measure A Fund Net Revenue	<u>\$ 495,697</u>	<u>\$ 613,320</u>	<u>\$ 343,152</u>	<u>\$ 30,000</u>	<u>\$ (983,917)</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Air Quality Management District Special Revenue Fund

DRAFT

Function:	VARIOUS	Fund:	AIR QUALITY MANAGEMENT DISTRICT - FUND 220
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4505	Air Quality Management District	\$ -	\$ 67,940	\$ 66,870	\$ 60,000	\$ 64,000
4600	Interest Income	-	26	70	50	50
	TOTAL AQMD Fund Revenue	<u>-</u>	<u>67,966</u>	<u>66,940</u>	<u>60,050</u>	<u>64,050</u>
EXPENDITURES						
OPERATIONS						
6330	Vehicle Operations/Gas	\$ -	\$ -	\$ 500	\$ -	\$ 500
	Subtotal Operations	-	-	500	-	500
CAPITAL OUTLAY						
6610	Vehicles	-	-	29,212	-	-
6695	Other Capital Outlay	-	-	8,640	-	-
	Subtotal Capital Outlay	-	-	37,852	-	-
TRANSFERS						
6910	Transfer Out to General Fund	-	-	-	30,000	-
	Subtotal Transfers	-	-	-	30,000	-
	TOTAL AQMD Expenditures	<u>-</u>	<u>-</u>	<u>38,352</u>	<u>30,000</u>	<u>500</u>
	AQMD Fund Net Revenue	<u>\$ -</u>	<u>\$ 67,966</u>	<u>\$ 28,588</u>	<u>\$ 30,050</u>	<u>\$ 63,550</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Law Enforcement Grants Special Revenue Fund 1

DRAFT

Function: PUBLIC SAFETY	Fund: LAW ENFORCEMENT GRANTS - FUND 230
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4570	Grant Revenue	\$ -	\$ 17,030	\$ 9,816	\$ 6,600	\$ -
4750	Contributions	-	-	1,000	-	-
4600	Interest Income	-	-	-	20	-
	TOTAL Public Safety Grant Revenue	<u>-</u>	<u>17,030</u>	<u>10,816</u>	<u>6,620</u>	<u>-</u>
EXPENDITURES						
OPERATIONS						
6452	Police Services	\$ -	\$ -	\$ -	\$ 6,620	\$ -
6465	Extra Duty - Police	-	6,158	6,127	-	-
6590	Other Equipment/Supplies	-	10,872	4,689	-	-
	Subtotal Operations	<u>-</u>	<u>17,030</u>	<u>10,816</u>	<u>6,620</u>	<u>-</u>
	TOTAL Public Safety Grant Expenditu	<u>-</u>	<u>17,030</u>	<u>10,816</u>	<u>6,620</u>	<u>-</u>
	Public Safety Grant Fund Net Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Miscellaneous Grants Special Revenue Fund

DRAFT

Function: VARIOUS	Fund: MISCELLANEOUS GRANTS - FUND 240
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4460	CalRecycle Grant	\$ -	\$ 14,847	\$ -	\$ 69,460	\$ -
4570	Grant Revenue	-	-	-	-	230,250
4600	Interest Income	-	2	26	208	-
	TOTAL Misc Grants Fund Revenue	<u>-</u>	<u>14,849</u>	<u>26</u>	<u>69,668</u>	<u>230,250</u>
EXPENDITURES						
PERSONNEL						
6010	Salaries & Wages - Full-time	\$ -	\$ 365	\$ 166	\$ -	\$ -
6120	Medicare	-	5	2	-	-
6130	PERS - Employer	-	33	15	-	-
	Subtotal Personnel	<u>-</u>	<u>403</u>	<u>183</u>	<u>-</u>	<u>-</u>
OPERATIONS						
6590	Other Equipment/Supplies	-	-	6,834	46,668	7,455
	Subtotal Operations	<u>-</u>	<u>-</u>	<u>6,834</u>	<u>46,668</u>	<u>7,455</u>
CAPITAL OUTLAY						
6695	Other Capital Outlay	-	-	-	-	230,250
	Subtotal Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>230,250</u>
TRANSFERS						
6910	Transfer Out to General Fund	-	-	-	23,000	-
	Subtotal Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>23,000</u>	<u>-</u>
	TOTAL Misc Grants Expenditures	<u>-</u>	<u>403</u>	<u>7,017</u>	<u>69,668</u>	<u>237,705</u>
	Miscellaneous Grants Net Revenue	<u>\$ -</u>	<u>\$ 14,446</u>	<u>\$ (6,991)</u>	<u>\$ -</u>	<u>\$ (7,455)</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Community Development Block Grant Special Revenue

DRAFT

Function:	Fund:
VARIOUS	COMMUNITY DEVELOPMENT BLOCK GRANT - FUND 250

Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4550	CDBG Revenue	\$ -	\$ -	\$ 38,654	\$ 200,000	\$ 338,000
4600	Interest Income	-	-	-	600	1,014
	TOTAL CDBG Fund Revenue	<u>-</u>	<u>-</u>	<u>38,654</u>	<u>200,600</u>	<u>339,014</u>
EXPENDITURES						
OPERATIONS						
6429	Scholarships	\$ -	\$ -	\$ 26,654	\$ 45,000	\$ -
	Subtotal Operations	-	-	26,654	45,000	-
CAPITAL OUTLAY						
6695	Other Capital Outlay	-	-	12,000	150,000	338,000
	Subtotal Capital Outlay	-	-	12,000	150,000	338,000
	TOTAL CDBG Expenditures	<u>-</u>	<u>-</u>	<u>38,654</u>	<u>195,000</u>	<u>338,000</u>
	CDBG Fund Net Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,600</u>	<u>\$ 1,014</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Local Law Enforcement Services Account Special Revenue

DRAFT

Function:	Fund:
PUBLIC SAFETY	LOCAL LAW ENFORCEMENT SERVICES ACCOUNT - FUND 260

Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4450	CalCOPS	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
4600	Interest Income	-	-	-	300	-
	TOTAL LLESA Fund Revenue	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>100,300</u>	<u>100,000</u>
EXPENDITURES						
OPERATIONS						
6452	Police Services	<u>\$ -</u>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ -</u>
	Subtotal Operations	-	100,000	100,000	-	-
TRANSFERS						
6910	Transfer Out to General Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,300</u>	<u>100,000</u>
	Subtotal Transfers	-	-	-	100,300	100,000
	TOTAL LLESA Expenditures	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>100,300</u>	<u>100,000</u>
	LLESA Fund Net Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Landscape Maintenance District Special Revenue Fund

DRAFT

Function:	Fund:
VARIOUS	LANDSCAPE MAINTENANCE DISTRICT - FUND 300

Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4075	Assessments	\$ -	\$ -	\$ 208,986	\$ 204,117	\$ 212,270
4600	Interest Income	-	-	-	612	-
	TOTAL LMD Fund Revenue	<u>-</u>	<u>-</u>	<u>208,986</u>	<u>204,729</u>	<u>212,270</u>
EXPENDITURES						
OPERATIONS						
6372	Utilities - Electric	\$ -	\$ -	\$ 2,527	\$ -	\$ 2,565
6436	Landscape Maintenance/Repair	-	-	190,596	187,120	193,455
6490	Other Professional Services	-	3,520	12,343	14,089	16,250
	Subtotal Operations	<u>-</u>	<u>3,520</u>	<u>205,466</u>	<u>201,209</u>	<u>212,270</u>
	TOTAL LMD Expenditures	<u>-</u>	<u>3,520</u>	<u>205,466</u>	<u>201,209</u>	<u>212,270</u>
	LMD Fund Net Revenue	<u>\$ -</u>	<u>\$ (3,520)</u>	<u>\$ 3,520</u>	<u>\$ 3,520</u>	<u>\$ -</u>



CITY OF EASTVALE
 Annual Operations and Capital Improvement Budget
 Fiscal Year 2013-2014
 Development Impact Fee Capital Projects Fund

DRAFT

Function: PUBLIC WORKS	Fund: DEVELOPMENT IMPACT FEE FUND - FUND 620
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Object Code	Description	Audited Actual (9 mo) 2010-11	Audited Actual 2011-12	Projected Actual 2012-13	Adopted Budget 2012-13	Proposed Budget 2013-14
REVENUES						
4235	Development Impact Fee	\$ 338,111	\$ 102,215	\$ 1,401,973	\$ 588,000	\$ 1,012,700
4600	Interest Income	<u>132</u>	<u>1,328</u>	<u>2,030</u>	<u>1,700</u>	<u>2,000</u>
	TOTAL DIF Fund Revenue	<u>338,243</u>	<u>103,543</u>	<u>1,404,003</u>	<u>589,700</u>	<u>1,014,700</u>
EXPENDITURES						
OPERATIONS						
6420	Legal	\$ -	\$ 1,833	\$ -	\$ -	\$ -
6490	Other Professional Services	<u>-</u>	<u>36,957</u>	<u>-</u>	<u>-</u>	<u>-</u>
	Subtotal Operations	-	38,790	-	-	-
	TOTAL DIF Expenditures	<u>\$ -</u>	<u>\$ 38,790</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	DIF Fund Net Revenue	<u>\$ 338,243</u>	<u>\$ 64,753</u>	<u>\$ 1,404,003</u>	<u>\$ 589,700</u>	<u>\$ 1,014,700</u>





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Establish A Solid Fiscal Foundation For The City

City of

EAST

Optimize The City's Economic Development Potential



Maintain An Excellent Level Of Public Safety

VALE

California

Provide High Quality Public Facilities And Infrastructure

Capital Improvement Program Fiscal Years 2013-2014 through 2017-2018



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

INTRODUCTION

The City of Eastvale's Five-Year Capital Improvement Program (CIP or Program) summarizes anticipated resources and their estimated uses for major infrastructure and other capital construction, improvement, and maintenance projects.

The CIP is a five-year planning tool that identifies anticipated capital improvements and their funding sources from fiscal years 2013/2014 through 2017/2018. The CIP does not appropriate funds, but rather, it functions as a budgeting and planning tool which supports actual appropriations that are made through adoption of the budget. The CIP program is updated annually to reflect the latest community and transportation priorities, updated project cost estimates and available revenue sources.

The purpose of the CIP is to fund capital projects and capital acquisitions that will be of a long-term benefit to the Eastvale Community. As such, the programs and projects enclosed in this CIP are dedicated to enhancing accessibility and safety throughout Eastvale by targeting various transportation improvements.

The CIP projects were selected on the following factors:

- City Council and Community direction
- Implementation of the Eastvale General Plan Guidelines (in development)
- Implementation of Facilities' planning and priorities
- Ability to improve transportation deficiencies and congestion
- Maintenance needs and safety of roadways
- Drainage facilities enhancement needs
- Availability of funding

The five-year CIP identifies the highest priority capital needs that can be addressed within the available and forecasted revenue. These capital needs are matched with the previous year's carry-over funds and five-year revenue projections identified by the Finance department. Additionally, capital needs are delineated to eligible funding sources and programs available to the City's transportation improvements.

Document Organization

The CIP is organized to serve two primary purposes. First, it provides a description of the planned transportation, roadway/street, and maintenance capital improvements developed through an examination of the City's capital needs. Next, it sets forth a funding strategy for their implementation.

As such this CIP is organized into three parts:



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

- I. **Introduction** – This provides an overview of the purposes of the Capital Improvement Program, previous year’s accomplishments, and upcoming capital improvements priorities.
- II. **Detail of Funding Sources and Revenues** – This section describes the anticipated funding and revenue sources supporting the projects and programs contained in this CIP.
- III. **CIP Project List and Budgeting Schedule** – This section provides a detailed overview of the projects and budgeting of project expenditures in relation to available forecasted funding over the next five years.

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Accomplishments FY 2012-2013

Last fiscal year, the City of Eastvale has taken several steps to provide its residents with traffic enhancements, roadway improvements, and increased accessibility. Accomplishments include:

- Applied and awarded the State’s Safe Routes 2 School grant funds to improve pedestrian routes on Orange Street. Design is underway and construction is anticipated for the 2013 year.
- Acquired and implemented the City’s first Pavement Management Program (PMP) to manage the City’s roadway pavement system. This was previously managed by the County. A 5-year strategy plan was generated to assist staff on planning for pavement preservation based on best management practices.

Capital Priorities for FY 2013-2014

For fiscal year 2013-2014, the City will begin development and construction for several projects to further enhance Eastvale’s transportation infrastructure. These projects include:

- Preventative maintenance slurry seal treatments on citywide residential and collectors/arterials streets.
- Overlay and Reconstruction of some collectors/arterials streets.
- Traffic Signal design and installation at Scholar Way and Baltimore
- Road improvements and sidewalk installation on Orange Street and Scholar Way to provide safe routes to schools.
- Replace old and faded traffic signs
- Replace and improve citywide traffic striping
- Implement the Bikeway Master Plan and Truck Route
- Update the Pavement Management Program with pavement assessments, functional classification changes, and addition of new roadways.



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

Also planned in the 2013-2014 fiscal year is the acquisition of land and construction for a second fire station in Eastvale. A second station will reduce response times and allow for better community outreach for fire prevention programs and education.

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FUNDING SOURCES AND REVENUES

The City of Eastvale’s Capital Programs and Projects contained in this CIP are financed through a variety of funding and revenue sources. These funding sources include:

- Gas Tax
- Measure A
- Federal/State Grants
- Developer Contribution
- Fire Structural Fund

These funding programs are detailed in the following section.

Gas Tax

The City receives revenue generated from a tax imposed on the sale of gas. The State Board of Equalization administers this tax and the State Controller distributes funding to cities and counties.

Gas Tax funds are the most flexible transportation related funding source. Gas Tax funds are used for various transportation purposes including street related projects, construction or maintenance.

Eastvale receives a formula allocation of funds based upon population and lane-miles.

Measure A

In 1988, Riverside County voters approved Measure A, a half-cent sales tax increase to pay for transportation-related infrastructure improvements. In 2002, voters approved an extension of Measure A until 2039. As such, the Measure A program sets forth a long term plan for transportation improvements that would help ensure mobility in Riverside County.

The program is administered by the Riverside County Transportation Commission (RCTC), who distributes the proceeds to jurisdictions within Riverside County via a population-based formula, with a specific amount to be spent on maintenance and a specific amount to be spent on capital improvements. The Measure A Ordinance requires recipients of Measure A funding to provide a five-year expenditure plan to the Commission on an annual basis.

Measure A funds are used to fund the City’s ongoing transportation programs including resurfacing of pavements, traffic signal improvements, and roadway safety improvements.



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

Community Development Block Grant

As part of the County of Riverside's Community Development Block Grant (CDBG) program, The City of Eastvale submitted an application for use of funds. Projects are reviewed by the County's Economic Development Agency (EDA) to determine eligibility under federal and county regulations governing use of CDBG funds. The revenue is received from the Department of Housing and Urban Development. These revenues must be expended to accomplish the elimination of blight or to benefit low and moderate income persons.

Federal and State Funds

Revenues for State and Federal Grants are generated through various grants received from Federal and State governments, or other government agencies. Each dollar spent from these grants must be accounted for and these funds may be audited to ensure that monies were spent for their intended purpose. Examples of grants for transportation projects include the Highway Safety Improvement Program (HSIP), Safe Routes to School, and Surface Transportation Program (STP).

These various grants fund a variety of transportation improvements including traffic signal modifications, signal lighting retrofits, pavement resurfacing and new curb, gutter, and sidewalk improvements throughout the City.

Fire Structural Fund

A portion of property tax revenue received by the City pays for the provision of fire services. Property taxes include Secured and Unsecured Property Taxes, Penalties and Interest, and Supplemental Property Taxes. The valuation of property within the City is determined by the Riverside County Tax Assessor. The County levies a base tax for secured property at the rate of 1% of the assessed valuation. Of the 1% levy, a portion is allocated for the purpose of fire services.

Capital Program Revenue Projections FY 2013-2014 through 2017-2018

Over the next five fiscal years of this CIP, Eastvale is projected to accumulate \$13.8 million in revenue for its transportation capital needs and improvements. Gas Tax and Measure A allocations make up the bulk of the revenue budget totaling \$9 million (66%) forecasted from FY 2013-2014 through 2017-2018.

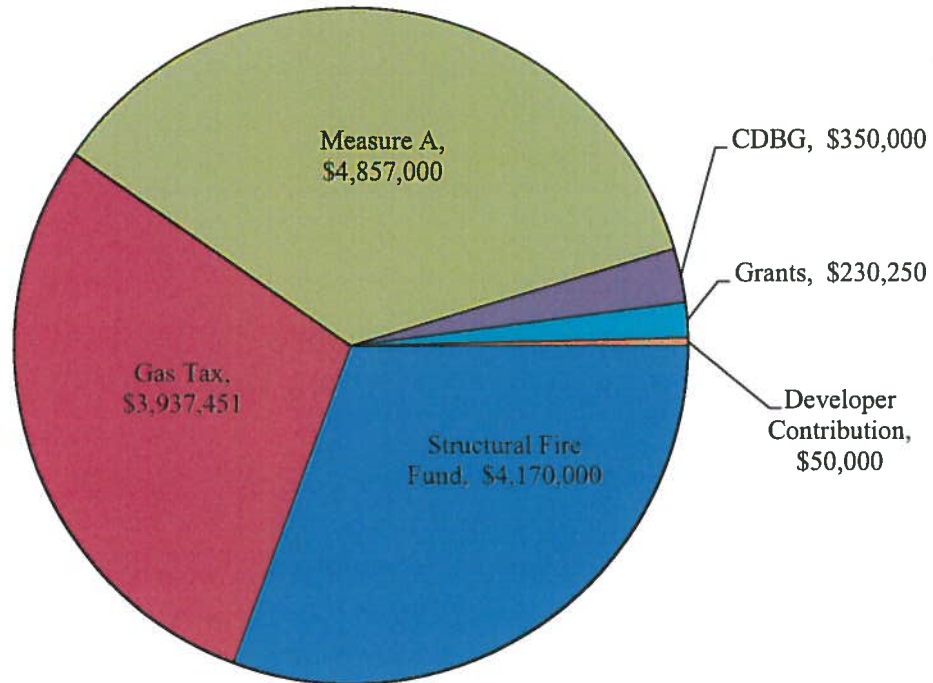
For the fiscal year 2013-2014 specifically, capital improvements revenues total approximately \$8.6 million. The expenditures are described in detailed in the next section of this CIP.



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

**Projected Five-Year Revenues
Fiscal Years 2013/2014 – 2017/2018**

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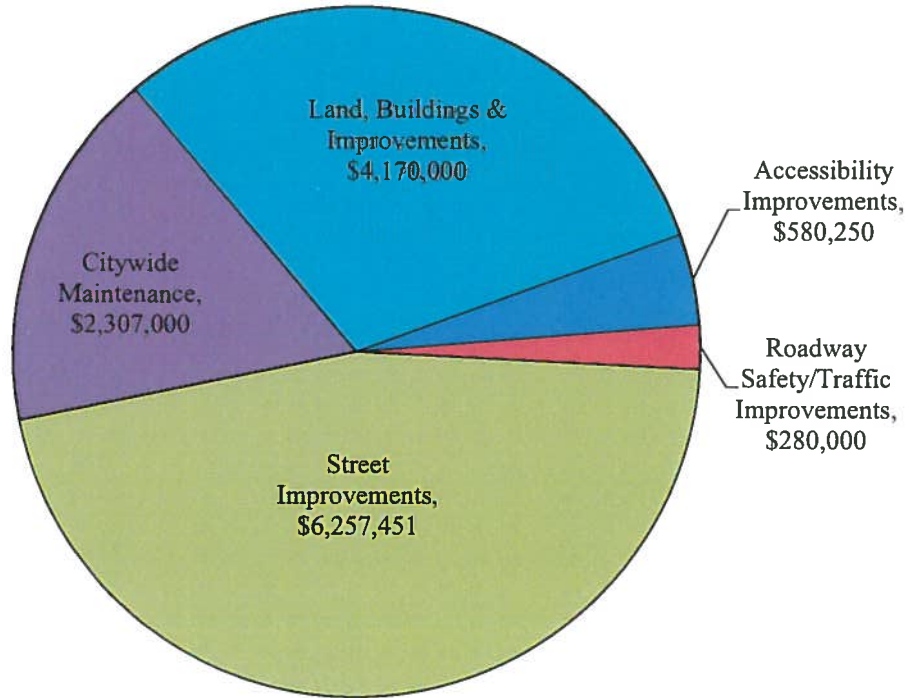
Capital Program Expenditures FY 2013-2014 through 2017-2018

Over the next five-years of this CIP, Eastvale will utilize the approximately \$13.8 million of projected revenues to provide City Street Improvements, Maintenance, Roadway and Traffic Safety Improvements, and construction of a new fire station. These program expenditures are identified in the chart below. For the fiscal year 2013-2014, the City will commit \$8.8 million to fund citywide street improvements, roadway/traffic safety improvements, and citywide maintenance of streets.



CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

Projected Five-Year Expenditures
Fiscal Years 2013/2014 – 2017/2018



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CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018

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CITY OF EASTVALE
Capital Improvement Program
Fiscal Years 2013-2014 through 2017-2018
Program Summary

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Project No.	Project Name	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
ACCESSIBILITY IMPROVEMENTS PROGRAM								
91001	Restoration	\$ 120,000	\$ 6,000	\$ 114,000	\$ -	\$ -	\$ -	\$ -
91002	Orange Ave to Scholar Way Sidewalk	230,250	-	230,250	-	-	-	-
91003	Archibald Ave at Chandler St Sidewalk and ADA Ramps	40,000	6,000	34,000	-	-	-	-
91004	Chandler St from Archibald Ave to Hellman Ave Sidewalk	190,000	-	190,000	-	-	-	-
Total Accessibility Improvements		\$ 580,250	\$ 12,000	\$ 568,250	\$ -	\$ -	\$ -	\$ -
ROADWAY SAFETY/TRAFFIC IMPROVEMENTS								
92001	Traffic Inventory and Sign Replacement	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
92002	Thermo Plastic Striping	50,000	-	10,000	10,000	10,000	10,000	10,000
92005	Bikeway Master and Truck Route	180,000	-	180,000	-	-	-	-
Total Roadway Safety		\$ 280,000	\$ -	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
STREET IMPROVEMENTS								
90001	Miliken Grade Separation	\$ 5,280	\$ 5,280	\$ -	\$ -	\$ -	\$ -	\$ -
93001	Archibald Ave s/o Limonite to City Limit	200,000	25,380	174,620	-	-	-	-
93003	Hellman Avenue from Chino-Corona Rd to Chandler	350,000	44,703	305,297	-	-	-	-
93004	Limonite at I-15	1,900,000	4,000	496,000	500,000	300,000	300,000	300,000
93006	Hamner Ave n/o Citrus	492,171	482,171	10,000	-	-	-	-
93008	Chandler St Reconstruction from Hellman Ave to Hall	250,000	-	250,000	-	-	-	-
93009	Hamner Ave Overlay from Riverside to Samantha	140,000	-	140,000	-	-	-	-
93010	Hamner Ave Overlay from Samantha to Cantu-Galleano	310,000	-	310,000	-	-	-	-
93011	Hamner Ave Overlay from Limonite to s/o 68th St	610,000	-	610,000	-	-	-	-
93012	Milliken Ave Overlay from SR60 to Riverside	150,000	-	150,000	-	-	-	-
93013	River Rd Reconstruction from Hellman to Baron	250,000	-	250,000	-	-	-	-
93018	Annual Overlay	1,600,000	-	-	400,000	400,000	400,000	400,000
Total Street Improvements		\$ 6,257,451	\$ 561,534	\$ 2,695,917	\$ 900,000	\$ 700,000	\$ 700,000	\$ 700,000
CITYWIDE MAINTENANCE								
94001	Residential Slurry Seal	2,145,000	-	945,000	300,000	300,000	300,000	300,000
94002	Pavement Management System Update	62,000	-	22,000	10,000	10,000	10,000	10,000
94003	Archibald Ave Slurry Seal from River Rd to Prado Basin Park	100,000	-	100,000	-	-	-	-
Total Citywide Maintenance		\$ 2,307,000	\$ -	\$ 1,067,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000
LAND, BUILDINGS & IMPROVEMENTS								
95000	Fire Station #2	\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -
Total Land, Buildings & Improvements		\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -
Total Capital Improvements Expenditure		\$ 13,594,701	\$ 573,534	\$ 8,701,167	\$ 1,230,000	\$ 1,030,000	\$ 1,030,000	\$ 1,030,000
CAPITAL IMPROVEMENT FUNDING								
Structural Fire Fund		\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -
Gas Tax		3,937,451	491,451	2,046,000	500,000	300,000	300,000	300,000
Measure A		4,857,000	70,083	1,866,917	730,000	730,000	730,000	730,000
CDBG		350,000	12,000	338,000	-	-	-	-
State SB821 Grant		80,150	-	80,150	-	-	-	-
State SR2S Grant		150,100	-	150,100	-	-	-	-
Developer Contribution		50,000	-	50,000	-	-	-	-
Total Capital Improvements Funding		\$ 13,594,701	\$ 573,534	\$ 8,701,167	\$ 1,230,000	\$ 1,030,000	\$ 1,030,000	\$ 1,030,000



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Program Summary

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Accessibility Improvements Program Summary

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 46,000	\$ -	\$ 46,000	\$ -	\$ -	\$ -	\$ -
Construction	534,250	12,000	522,250	-	-	-	-
Total	\$ 580,250	\$ 12,000	\$ 568,250	\$ -	\$ -	\$ -	\$ -
Program Financing							
CDBG	\$ 350,000	\$ 12,000	\$ 338,000	\$ -	\$ -	\$ -	\$ -
State SB821 Grant	80,150	-	80,150	-	-	-	-
State SR2S Grant	150,100	-	150,100	-	-	-	-
Total	\$ 580,250	\$ 12,000	\$ 568,250	\$ -	\$ -	\$ -	\$ -

PROGRAM SUMMARY

This program is dedicated to improving ADA accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. Priority is given to safety-related issues and those which have been requested by citizens. The current year expenditures include costs to prepare legally-mandated ADA Transition Plan.

	Project Estimate	Fiscal Year 2013-14
PROJECTS:		
91001 Walter St from Cucamonga Creek to Hall Ave Pavement Restoration	\$ 120,000	\$ 114,000
91002 Orange Ave to Scholar Way Sidewalk	230,250	230,250
91003 Archibald Ave at Chandler St Sidewalk and ADA Ramps	40,000	34,000
91004 Chandler St from Archibald Ave to Hellman Ave Sidewalk	190,000	190,000
Total	\$ 580,250	\$ 568,250



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Capital Improvement Program

DRAFT

Walter St from Cucamonga Creek to Hall Ave Pavement Restoration

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	120,000	6,000	114,000	-	-	-	-
Total	\$ 120,000	\$ 6,000	\$ 114,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
CDBG	\$ 120,000	\$ 6,000	\$ 114,000	\$ -	\$ -	\$ -	\$ -

Project Name: Walter St from Cucamonga Creek to Hall Ave Pavement Restoration
Program: Accessibility Improvements Program
Project Number: 91001
Program Year Initiated: FY 2012-13
Construction Year: FY 2013-14

Project Description: Project will improve ADA accessibility through various types of repairs to curbs, gutters, and sidewalks along Walter Street. Priority is given to safety-related issues and those which have been requested by citizens.

Total Project Estimate: \$120,000
Expenditures to Date: \$6,000
FY 2013-2014 Budget: \$114,000

Funding Source: Community Development Block Grant
Funding to Date: \$120,000



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Capital Improvement Program

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Orange Ave to Scholar Way Sidewalk

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 46,000	\$ -	\$ 46,000	\$ -	\$ -	\$ -	\$ -
Construction	184,250	-	184,250	-	-	-	-
Total	\$ 230,250	\$ -	\$ 230,250	\$ -	\$ -	\$ -	\$ -
Program Financing							
State SB821 Grant	\$ 80,150	\$ -	\$ 80,150	\$ -	\$ -	\$ -	\$ -
State SR2S Grant	150,100	-	150,100	-	-	-	-
Total Financing	\$ 230,250	\$ -	\$ 230,250	\$ -	\$ -	\$ -	\$ -

Project Name: Orange Ave to Scholar Way Sidewalk
Program: Accessibility Improvements Program
Project Number: 91002
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: The Orange Avenue Sidewalk Improvement program will install approximately 700 feet of sidewalks along the north side of Orange Avenue which is used by nearby schools. Project is funded by Caltrans Safe Route to Schools (SR2S) program and the Riverside County Transportation Commission SB821 Bicycle/Pedestrian Facilities Program.

Total Project Estimate: \$230,250
Expenditures to Date: \$0
FY 2013-2014 Budget: \$230,250

Funding Source: State SB 821 Grant
Funding to Date: \$80,150

Funding Source: State SR2S Grant
Funding to Date: \$150,100



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Capital Improvement Program

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Archibald Ave at Chandler St Sidewalk and ADA Ramps

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	40,000	6,000	34,000	-	-	-	-
Total	\$ 40,000	\$ 6,000	\$ 34,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
CDBG	\$ 40,000	\$ 6,000	\$ 34,000	\$ -	\$ -	\$ -	\$ -

Project Name: Archibald Ave at Chandler St Sidewalk and ADA Ramps
Program: Accessibility Improvements Program
Project Number: 91003
Program Year Initiated: FY 2012-13
Construction Year: FY 2013-14

Project Description: Project will improve ADA accessibility through various types of repairs to curbs, gutters, and sidewalks at the intersection of Archibald and Chandler. Priority is given to safety-related issues and those which have been requested by citizens.

Total Project Estimate: \$40,000
Expenditures to Date: \$6,000
FY 2013-2014 Budget: \$34,000

Funding Source: Community Development Block Grant
Funding to Date: \$40,000



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Capital Improvement Program

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Chandler St from Archibald Ave to Hellman Ave Sidewalk

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	190,000	-	190,000	-	-	-	-
Total	\$ 190,000	\$ -	\$ 190,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
CDBG	\$ 190,000	\$ -	\$ 190,000	\$ -	\$ -	\$ -	\$ -

Project Name: Chandler St from Archibald Ave to Hellman Ave Sidewalk
Program: Accessibility Improvements Program
Project Number: 91004
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Project will improve ADA accessibility through various types of repairs to curbs, gutters, and sidewalks on Chandler Street from Archibald to Hellman Avenue. Priority is given to safety-related issues and those which have been requested by citizens.

Total Project Estimate: \$190,000
Expenditures to Date: \$0
FY 2013-2014 Budget: \$190,000

Funding Source: Community Development Block Grant
Funding to Date: \$190,000



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Program Summary

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Roadway Safety/Traffic Improvements Program Summary

	Project Estimate	Expenditures to Date	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
Resources Allocated							
Design/Engineering	\$ 230,000	\$ -	\$ 190,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Construction	50,000	-	10,000	10,000	10,000	10,000	10,000
Total	\$ 280,000	\$ -	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Program Financing							
Gas Tax	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -
Measure A	100,000	-	20,000	20,000	20,000	20,000	20,000
Developer Contribution	50,000	-	50,000	-	-	-	-
Total	\$ 280,000	\$ -	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

PROGRAM SUMMARY

This program improves roadway safety and traffic through upgrades to existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance) or traffic improvements.

PROJECTS:

	Project Estimate	Fiscal Year 2013-14
92001 Traffic Inventory and Sign Replacement	\$ 50,000	\$ 10,000
92002 Thermo Plastic Striping	50,000	10,000
92005 Bikeway Master and Truck Route	180,000	180,000
Total	\$ 280,000	\$ 200,000



CITY OF EASTVALE
 Capital Improvement Program
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 Capital Improvement Program

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Traffic Inventory and Sign Replacement

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Construction	-	-	-	-	-	-	-
Total	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Program Financing							
Measure A	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Project Name: Traffic Inventory and Sign Replacement
Program: Roadway Safety/Traffic Improvements
Project Number: 92001
Program Year Initiated: FY 2013-14
Construction Year: Ongoing
Status:
Project Description: Improve roadway safety and traffic through upgrades to existing and/or adding new high-visibility traffic signs.

Total Project Estimate: \$50,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$10,000

Funding Source: Measure A
 Funding to Date: \$10,000



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Thermo Plastic Striping

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	50,000	-	10,000	10,000	10,000	10,000	10,000
Total	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Program Financing							
Measure A	\$ 50,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Project Name: Thermo Plastic Striping
Program: Roadway Safety/Traffic Improvements
Project Number: 92002
Program Year Initiated: FY 2013-14
Construction Year: Ongoing

Project Description: Improve pavement marking on roadways in need of lane visibility enhancements.

Total Project Estimate: \$50,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$10,000

Funding Source: Measure A
 Funding to Date: \$10,000



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Bikeway Master and Truck Route

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -
Construction	-	-	-	-	-	-	-
Total	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -
Developer Contribution	50,000	-	50,000	-	-	-	-
Total Financing	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -

Project Name: Bikeway Master and Truck Route
Program: Roadway Safety/Traffic Improvements
Project Number: 92005
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Amend the circulation element to the General Plan to add the bikeway master and truck route plan.

Total Project Estimate: \$180,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$180,000

Funding Source: Gas Tax/Developer Contribution
 Funding to Date: \$180,000



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Street Improvements Program Summary

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 591,280	\$ 30,660	\$ 400,620	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Construction	5,666,171	530,874	2,295,297	860,000	660,000	660,000	660,000
Total	\$ 6,257,451	\$ 561,534	\$ 2,695,917	\$ 900,000	\$ 700,000	\$ 700,000	\$ 700,000
Program Financing							
Gas Tax	\$ 3,707,451	\$ 491,451	\$ 1,816,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000
Measure A	2,550,000	70,083	879,917	400,000	400,000	400,000	400,000
Total	\$ 6,257,451	\$ 561,534	\$ 2,695,917	\$ 900,000	\$ 700,000	\$ 700,000	\$ 700,000

PROGRAM SUMMARY

This program is dedicated to improving various streets. Improvements may include widening or capital pavement maintenance.

PROJECTS:	Project Estimate	Fiscal Year 2013-14
94000 Miliken Grade Separation	\$ 5,280	\$ -
93001 Archibald Ave s/o Limonite to City Limit	200,000	174,620
93003 Hellman Avenue from Chino-Corona Rd to Chandler	350,000	305,297
93004 Limonite at I-15	1,900,000	496,000
93006 Hamner Ave n/o Citrus	492,171	10,000
93008 Chandler St Reconstruction from Hellman Ave to Hall	250,000	250,000
93009 Hamner Ave Overlay from Riverside to Samantha	140,000	140,000
93010 Hamner Ave Overlay from Samantha to Cantu-Galleano	310,000	310,000
93011 Hamner Ave Overlay from Limonite to s/o 68th St	610,000	610,000
93012 Milliken Ave Overlay from SR60 to Riverside	150,000	150,000
93013 River Rd Reconstruction from Hellman to Baron	250,000	250,000
93017 Archibald Ave Slurry Seal from River Rd to Prado Basin Park	100,000	100,000
93018 Annual Overlay	1,600,000	-
Total	\$ 6,357,451	\$ 2,795,917



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Miliken Grade Separation

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 5,280	\$ 5,280	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	-	-	-	-	-	-	-
Total	\$ 5,280	\$ 5,280	\$ -	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 5,280	\$ 5,280	\$ -	\$ -	\$ -	\$ -	\$ -

Project Name: Miliken Grade Separation
Program: Street Improvement
Project Number: 90001
Program Year Initiated: FY 2011-12
Construction Year: FY 2012-13

Project Description: Grade separation improvements at Miliken Avenue. The construction of this project is funded by the City of Ontario (lead agency). Cost born by Eastvale will consist of engineering staff time.

Total Project Estimate: \$5,280
 Expenditures to Date: \$5,280
 FY 2013-2014 Budget: \$0

Funding Source: Gas Tax
 Funding to Date: \$0



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Archibald Ave s/o Limonite to City Limit

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 200,000	\$ 25,380	\$ 174,620	\$ -	\$ -	\$ -	\$ -
Construction	-	-	-	-	-	-	-
Total	\$ 200,000	\$ 25,380	\$ 174,620	\$ -	\$ -	\$ -	\$ -
Program Financing							
Measure A	\$ 200,000	\$ 25,380	\$ 174,620	\$ -	\$ -	\$ -	\$ -

Project Name: Archibald Ave s/o Limonite to City Limit
Program: Street Improvement
Project Number: 93001
Program Year Initiated: FY 2011-12
Construction Year: FY 2013-14

Project Description: Various street improvements on Archibald Avenue south of Limonite to City Limit.

Total Project Estimate: \$200,000
 Expenditures to Date: \$25,380
 FY 2013-2014 Budget: \$174,620

Funding Source: Measure A
 Funding to Date: \$200,000



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Hellman Avenue from Chino-Corona Rd to Chandler

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	350,000	44,703	305,297	-	-	-	-
Total	\$ 350,000	\$ 44,703	\$ 305,297	\$ -	\$ -	\$ -	\$ -
Program Financing							
Measure A	\$ 350,000	\$ 44,703	\$ 305,297	\$ -	\$ -	\$ -	\$ -

Project Name: Hellman Avenue from Chino-Corona Rd to Chandler
Program: Street Improvement
Project Number: 93003
 Program Year Initiated: FY 2011-12
 Construction Year: FY 2013-14

Project Description: Various street improvements on Hellman Avenue from River Road to Chino-Corona Road.

Total Project Estimate: \$350,000
 Expenditures to Date: \$44,703
 FY 2013-2014 Budget: \$305,297

Funding Source: Measure A
 Funding to Date: \$350,000



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Limonite at I-15

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	1,900,000	4,000	496,000	500,000	300,000	300,000	300,000
Total	\$ 1,900,000	\$ 4,000	\$ 496,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000
Program Financing							
Gas Tax	\$ 1,900,000	\$ 4,000	\$ 496,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000

Project Name: Limonite at I-15
Program: Street Improvement
Project Number: 93004
Program Year Initiated: FY 2012-13
Construction Year: FY 2013-14

Project Description: Construct Bridge at Limonite at I-15

Total Project Estimate: \$1,900,000
 Expenditures to Date: \$4,000
 FY 2013-2014 Budget: \$496,000

Funding Source: Gas Tax
 Funding to Date: \$500,000



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Hamner n/o Citrus

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	492,171	482,171	10,000	-	-	-	-
Total	\$ 492,171	\$ 482,171	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 492,171	\$ 482,171	\$ 10,000	\$ -	\$ -	\$ -	\$ -

Project Name: Hamner Ave n/o Citrus
Program: Street Improvement
Project Number: 93006
Program Year Initiated: FY 2012-13
Construction Year: FY 2012-13
Status:
Project Description: Cooperative Agreement with the City of Norco for street improvements on Hamner Avenue north of Citrus Avenue

Total Project Estimate: \$492,171
Expenditures to Date: \$482,171
FY 2013-2014 Budget: \$10,000

Funding Source: Gas Tax
Funding to Date: \$492,171



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Chandler St Reconstruction from Hellman Ave to Hall

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 37,500	\$ -	\$ 37,500	\$ -	\$ -	\$ -	\$ -
Construction	212,500	-	212,500	-	-	-	-
Total	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -

Project Name: Chandler St Reconstruction from Hellman Ave to Hall
Program: Street Improvement
Project Number: 93008
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Reconstruct pavement on Chandler Street from Hellman to Hall Avenue.

Total Project Estimate: \$250,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$250,000

Funding Source: Gas Tax
 Funding to Date: \$250,000



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Hamner Ave Overlay from Riverside to Samantha

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 21,000	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -
Construction	119,000	-	119,000	-	-	-	-
Total	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -

Project Name: Hamner Ave Overlay from Riverside to Samantha
Program: Street Improvement
Project Number: 93009
 Program Year Initiated: FY 2013-14
 Construction Year: FY 2013-14

Project Description: Overlay pavement on Hamner Avenue from Riverside to Samantha.

Total Project Estimate: \$140,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$140,000

Funding Source: Gas Tax
 Funding to Date: \$140,000



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Hamner Ave Overlay from Samantha to Cantu-Galleano

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 46,500	\$ -	\$ 46,500	\$ -	\$ -	\$ -	\$ -
Construction	263,500	-	263,500	-	-	-	-
Total	\$ 310,000	\$ -	\$ 310,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 310,000	\$ -	\$ 310,000	\$ -	\$ -	\$ -	\$ -

Project Name: Hamner Ave Overlay from Samantha to Cantu-Galleano
Program: Street Improvement
Project Number: 93010
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Overlay pavement on Hamner Avenue from Samantha to Cantu Galleano.

Total Project Estimate: \$310,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$310,000

Funding Source: Gas Tax
 Funding to Date: \$310,000



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Hamner Ave Overlay from Limonite to s/o 68th St

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 61,000	\$ -	\$ 61,000	\$ -	\$ -	\$ -	\$ -
Construction	549,000	-	549,000	-	-	-	-
Total	\$ 610,000	\$ -	\$ 610,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 610,000	\$ -	\$ 610,000	\$ -	\$ -	\$ -	\$ -

Project Name: Hamner Ave Overlay from Limonite to s/o 68th St
Program: Street Improvement
Project Number: 93011
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Overlay pavement on Hamner Avenue from Limonite to S/O 68th.

Total Project Estimate: \$610,000
Expenditures to Date: \$0
FY 2013-2014 Budget: \$610,000

Funding Source: Gas Tax
Funding to Date: \$610,000



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Milliken Ave Overlay from SR60 to Riverside

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 22,500	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -
Construction	127,500	-	127,500	-	-	-	-
Total	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Measure A	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -

Project Name: Milliken Ave Overlay from SR60 to Riverside
Program: Street Improvement
Project Number: 93012
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Overlay pavement on Milliken Avenue from SR 60 to Riverside (East side only).

Total Project Estimate: \$150,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$150,000

Funding Source: Measure A
 Funding to Date: \$150,000



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River Rd Reconstruction from Hellman to Baron

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 37,500	\$ -	\$ 37,500	\$ -	\$ -	\$ -	\$ -
Construction	212,500	-	212,500	-	-	-	-
Total	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Measure A	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -

Project Name: River Rd Reconstruction from Hellman to Baron
Program: Street Improvement
Project Number: 93013
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Reconstruct pavement on River Road from Hellman to Baron.

Total Project Estimate: \$250,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$250,000

Funding Source: Measure A
 Funding to Date: \$250,000



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Annual Overlay

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 160,000	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Construction	<u>1,440,000</u>	<u>-</u>	<u>-</u>	<u>360,000</u>	<u>360,000</u>	<u>360,000</u>	<u>360,000</u>
Total	\$ 1,600,000	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Program Financing							
Measure A	\$ 1,600,000	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000

Project Name: Annual Overlay
Program: Street Improvement
Project Number: 94002
Program Year Initiated: FY 2013-14
Construction Year: Ongoing

Project Description: Annual overlay resurfacing on various streets in the City.

Total Project Estimate: \$1,600,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$0

Funding Source: Measure A
 Funding to Date: \$0



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Citywide Maintenance Program Summary

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 272,600	\$ -	\$ 112,600	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Construction	<u>2,034,400</u>	<u>-</u>	<u>954,400</u>	<u>270,000</u>	<u>270,000</u>	<u>270,000</u>	<u>270,000</u>
Total	\$ 2,307,000	\$ -	\$ 1,067,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000
Program Financing							
Gas Tax	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Measure A	<u>2,207,000</u>	<u>-</u>	<u>967,000</u>	<u>310,000</u>	<u>310,000</u>	<u>310,000</u>	<u>310,000</u>
Total	\$ 2,307,000	\$ -	\$ 1,067,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000

PROGRAM SUMMARY

This program is dedicated to right-of-way maintenance and repair, including, but not limited to striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, and widening/pavement maintenance of streets (slurry seals/crack seals).

PROJECTS:

	Project Estimate	Fiscal Year 2013-14
94001 Residential Slurry Seal	\$ 2,145,000	\$ 945,000
94002 Pavement Management System Update	62,000	22,000
94003 Archibald Ave Slurry Seal from River Rd to Prado Basin Park	<u>100,000</u>	<u>100,000</u>
Total	\$ 2,307,000	\$ 1,067,000



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 Capital Improvement Program

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Residential Slurry Seal

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 195,600	\$ -	\$ 75,600	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Construction	<u>1,949,400</u>	-	<u>869,400</u>	<u>270,000</u>	<u>270,000</u>	<u>270,000</u>	<u>270,000</u>
Total	\$ 2,145,000	\$ -	\$ 945,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Program Financing							
Measure A	\$ 2,145,000	\$ -	\$ 945,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000

Project Name: Residential Slurry Seal
Program: Citywide Maintenance
Project Number: 94001
Program Year Initiated: FY 2013-14
Construction Year: Ongoing

Project Description: Residential slurry seal on various streets throughout the City.

Total Project Estimate: \$2,145,000
Expenditures to Date: \$0
FY 2013-2014 Budget: \$945,000

Funding Source: Measure A
Funding to Date: \$945,000



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Pavement Management System Update

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 62,000	\$ -	\$ 22,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Construction	-	-	-	-	-	-	-
Total	\$ 62,000	\$ -	\$ 22,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Program Financing							
Measure A	\$ 62,000	\$ -	\$ 22,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000

Project Name: Pavement Management System Update
Program: Citywide Maintenance
Project Number: 94002
Program Year Initiated: FY 2013-14
Construction Year: Ongoing

Project Description: Renewal subscription of pavement management program software, field assess pavements and program updates including functional classifications changes.

Total Project Estimate: \$62,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$22,000

Funding Source: Measure A
 Funding to Date: \$22,000



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Archibald Ave Slurry Seal from River Rd to Prado Basin Park

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Design/Engineering	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Construction	85,000	-	85,000	-	-	-	-
Total	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Gas Tax	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -

Project Name: Archibald Ave Slurry Seal from River Rd to Prado Basin Park
Program: Citywide Maintenance
Project Number: 94003
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Slurry seal Archibald Avenue from River Rd to Prado Basin Park.

Total Project Estimate: \$100,000
 Expenditures to Date: \$0
 FY 2013-2014 Budget: \$100,000

Funding Source: Gas Tax
 Funding to Date: \$100,000



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 Capital Improvement Program
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 Program Summary

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Land, Buildings & Improvements

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Land	\$ 570,000	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ -
Furniture/Fixtures	100,000	-	100,000	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	3,500,000	-	3,500,000	-	-	-	-
Total	\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Structural Fire Fund	\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -

PROGRAM SUMMARY

This program aims to provide safe, clean, well-maintained and functional facilities in order to allow City departments to effectively provide services to the community. This program details construction and capital improvements of City-owned buildings and facilities.

PROJECTS:	Project Estimate	Fiscal Year 2013-14
95000 Fire Station #2	\$ 4,170,000	\$ 4,170,000
Total	\$ 4,170,000	\$ 4,170,000



CITY OF EASTVALE
 Capital Improvement Program
 Fiscal Years 2013-2014 through 2017-2018
 Capital Improvement Program

DRAFT

Fire Station #2

	Project Estimate	Expenditures to Date	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18
Resources Allocated							
Land	\$ 570,000	\$ -	\$ 570,000	\$ -	\$ -	\$ -	\$ -
Furniture/Fixtures	100,000	-	100,000	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	3,500,000	-	3,500,000	-	-	-	-
Total	\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -
Program Financing							
Structural Fire Fund	\$ 4,170,000	\$ -	\$ 4,170,000	\$ -	\$ -	\$ -	\$ -

Project Name: Fire Station #2
Program: Land, Buildings & Improvements
Project Number: 95000
Program Year Initiated: FY 2013-14
Construction Year: FY 2013-14

Project Description: Purchase of land, design, site preparation, construction and purchase of furniture and fixtures for second fire station in Eastvale.

Total Project Estimate: \$4,170,000
 Expenditures to Date: \$0
 FY 2013-14 Budget: \$4,170,000

Funding Source: Structural Fire Fund
 Funding to Date: \$4,170,000





CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

BUDGET GLOSSARY

Air Quality Management District - Revenues received resulting from Assembly Bill 2766 which imposed an additional registration fee on motor vehicles. These revenues are used to reduce air pollution from motor vehicles.

Appropriation – An authorization made by the City Council which permits the City to incur obligations and to make expenditures of resources. Budgetary/operating fund appropriations lapse at the end of each fiscal year. Non-operating fund appropriations continue in force until fully expended or until the City has accomplished or abandoned the purpose for which the City Council granted the funds. Spending cannot exceed the level of appropriation without the City Council's approval.

Assessed Valuation – The value established for real property for use as a basis in levying property taxes. For all agencies in the State of California, assessed value is established by the County for the secured and unsecured property tax rolls. Under Article XIII of the State Constitution (Proposition 13 adopted by the voters on June 6, 1978), properties are assessed at 100% of full value. Proposition 13 also modified the value of real taxable property for fiscal 1979 by rolling back values to fiscal 1976 levels. From this base of assessment, subsequent annual increases in valuation are limited to a maximum of 2%. However, increases to full value are allowed for property improvements or upon change in ownership. Personal property is excluded from these limitations, and is subject to annual reappraisal.

Audit – Prepared by an independent certified public accountant, or CPA, the primary objective of an audit is to determine if the City's Financial Statements fairly present the City's financial position and results of operations in conformity with generally accepted accounting principles. In conjunction with their performance of an audit, it is customary for an independent auditor to issue a Management Letter stating the adequacy of the City's internal controls as well as recommending improvements to the City's financial management practices.

Budget – A financial plan for a specified period of time that matches planned revenues and expenditures to municipal services. The City of Eastvale uses a financial plan covering one fiscal year from July 1 through June 30 of each year.

Budget Amendments – The City Council has the responsibility for adopting the City's budget, and may amend or supplement the budget at any time after adoption by majority vote. The City staff has the authority to approve line item budgetary transfers between expenditure objects of the budget as long as those changes will not have a significant policy impact nor affect budgeted year-end fund balances.

Budget Message – Included in the opening section of the budget, the Budget Message provides the City Council and the public with a general summary of the most important aspects of the budget, changes from previous fiscal years, and the views of the City Manager.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

Capital Improvement Program (CIP) – A plan to provide for the maintenance or replacement of existing public facilities and assets and for the construction or acquisition of new ones. The CIP document identifies capital needs on a five-year basis.

Capital Project Funds – Funds used to account for financial resources used in the acquisition or construction of major capital facilities other than those financed by Proprietary or Trust Funds.

Community Development Block Grant - Revenues received from the Department of Housing and Urban Development. These revenues must be expended to accomplish the elimination of blight or to benefit low and moderate income persons by providing loans or grants for various programs.

Contingency – An appropriation of funds to cover unforeseen events that occur during the fiscal year, such as flood emergencies, federal mandates, shortfalls in revenue, and similar events.

Debt Service – Payments of principal and interest on bonds and other debt instruments according to a predetermined schedule.

Deficit – A shortfall of resources to meet expenditures.

Department – A major organizational unit of the City which has been assigned overall management responsibility for an operation or group of related operations within a functional area.

Development Impact Fee – Funds created to provide for infrastructure projects through Development Impact Fees.

Encumbrance – Commitment of funds to purchase an item or service.

Expenditure – The outflow of funds paid, or to be paid, for an item obtained regardless of when the expense is actually paid.

Fiduciary Funds – Also known as trust or agency funds; held in a fiduciary capacity by a governmental unit for individuals, organizations, or other governmental units as an agent or trustee.

Fees for Services – Charges paid to the City by users of a service to help support the costs of providing that service.

Fiscal Year – A 12 month period for recording financial transactions. The City has specified July 1 through June 30 as its fiscal year.

Franchise Fee – A fee charged for the privilege of using public rights-of-way and property within the City for public or private purposes. The City currently assesses franchise fees on cable television, gas, electric, and refuse.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

Fund – An accounting entity that records all financial transactions for specific activities or governmental functions.

Fund Balance – Also known as financial position, fund balance is the difference between assets and liabilities, and represents the cumulative effect of revenues and other financing sources over expenditures and other financing uses.

Gas Tax Fund – A fund to account for receipts and expenditures of money apportioned under the Street and Highway Code Sections 2103, 2105, 2106 and 2107 of the State of California for money derived from the use of certain fuels and borne by the consumer, for transportation improvements. The money is restricted to research, planning, construction, improvement, and maintenance of public streets. Section 2107.5 funds must be used for engineering costs and administrative expenses related to city streets.

General Fund – The primary operating fund of the City where all revenues that are not allocated by law or contractual agreement are accounted for. With the exception of subvention or grant revenues restricted for specific uses, General Fund resources can be utilized for any legitimate governmental purpose. A limited number of capital improvements are financed from this source since its focus is to fund ongoing operations.

Governmental Accounting Standards Board (GASB) – The Governmental Accounting Standards Board establishes and improves standards of state and local governmental accounting and financial reporting that will result in useful information for users of financial reports and guide and educate the public, including issuers, auditors, and users of those financial reports.

Grants – The City receives various grant funds from various local, state and federal agencies. These grants include funding for various programs such as recycling and public safety.

Highway Users Tax (HUT) – State accounting for excise taxes on various transportation fuels. California motor vehicle fuel taxes include the gasoline tax, diesel fuel tax, and the use fuel tax. Allocations to cities and counties are based on the formulas outlined in the Streets and Highways Code. See *Gas Tax Fund*.

Infrastructure – The physical assets of the City, i.e., streets, water, sewer, public buildings, parks, and the support structures within a development.

Interest Revenue – Revenues received as interest from the investment of funds not immediately required to meet cash disbursement obligations.

Landscape Maintenance District – Revenue collected through special assessments levied to benefitting property owners to cover the cost of associated with providing landscape maintenance.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

Local Law Enforcement Services Fund – Also known as the Citizens Option for Public Safety (COPS) grant, funding is provided for the purpose of front line law enforcement services that are not already funded by the City.

Measure A Sales Tax Fund – A fund to account for the money generated by a Riverside County one-half percent sales tax approved by the voters in 1989. The money is used to maintain and construct local streets and roads.

Ordinance – A formal legislative enactment by the City Council. It has the full force and effect of the law within City boundaries unless pre-empted by a higher form of law. An Ordinance has a higher legal standing than a Resolution and is typically codified in a City's municipal regulation.

Property Tax – A statutory limited tax levy, which may be imposed for any purpose.

Real Property Transfer Tax – Real property transfer tax is collected by the County Tax Collector and is based on the value of property transferred.

Resolution – A special or temporary order of a legislative body (e.g., City Council) that requires less formality than an Ordinance.

Revenue – Funds that the City receives as income. It includes such items as tax payments, fees from specific services, receipts from other governments, fines, forfeitures, grants, shared revenues, and interest income.

Risk Management – An organized attempt to protect an organization's assets against accidental loss in the most cost effective manner.

Sales Tax – A tax on the purchase of goods and services.

Licenses and Permits – These charges are directly charged to individuals for specific services rendered by the City. They include charges to process or issue building permits and the cost to conduct engineering and planning reviews of any building project undertaken by a licensed contractor or private property owner.

Special Revenue Funds – Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts, or major capital projects) that are legally restricted to expenditures for specified purposes.

Subventions – Revenues collected by the state, or other level of government, which are allocated to the City on a formula basis. The major subventions received by the City from the State of California include vehicle license fees and gasoline taxes.

Transfers – To account for money that moves from one funding source to another funding source, for a specific purpose.



CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

Trust and Agency Funds – Also known as Fiduciary Funds, these individual funds are used to account for assets held by the City in a trustee capacity or as an agent for private individuals, organizations, or other governmental agencies. Agency funds are custodial in nature (assets equal liabilities) and do not measure the results of operations.

User Fees – The payment of a fee for direct receipt of a service by the party benefiting from the service.

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CITY OF EASTVALE
Annual Operations and Capital Improvement Budget
Fiscal Year 2012-2013

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City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: AMENDMENT TO EASTVALE SPECIFIC PLAN 300 TO ALLOW HOME OCCUPATIONS SUBJECT TO THE REGULATIONS OF THE EASTVALE ZONING CODE

RECOMMENDATION

On April 17, 2013, the Planning Commission considered a proposed amendment to Eastvale Specific Plan 300 to allow home occupations and recommended that the City Council take the following actions:

1. Adopt a Notice of Exemption in compliance with the review requirements contained in the California Environmental Quality Act (CEQA);
 2. Adopt an ordinance to amend Eastvale Specific Plan 300 to allow home occupations subject to the regulations of the Eastvale Zoning Code; and
 3. Direct staff to revisit the Home Occupations regulations of the Eastvale Zoning Code to consider prohibiting signage for home occupations.
-

BACKGROUND:

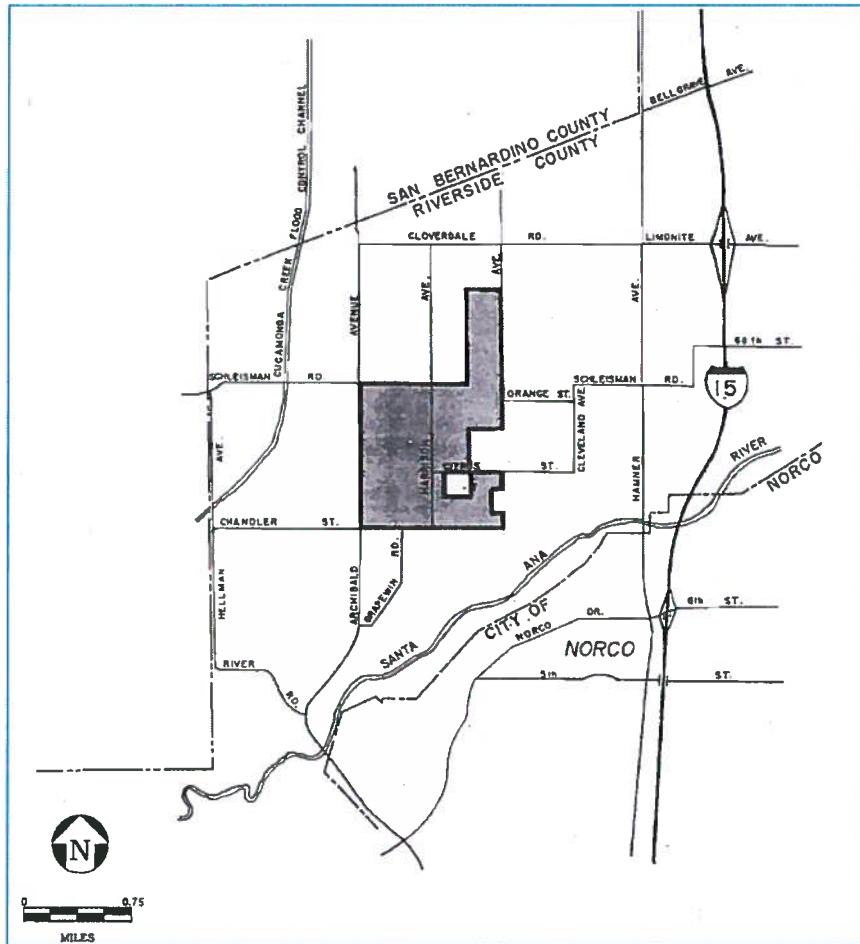
Staff has received several requests for home occupation permits from residents in Eastvale Specific Plan 300. However, the City has not been able to process their requests because the Specific Plan prohibits home occupations.

Unlike other residential neighborhoods in Eastvale, where home occupations are permitted, the residents in this Specific Plan area are prohibited from having home occupations. No other specific plan in Eastvale contains this restriction. There is no discussion in Specific Plan 300 about why home occupations were not permitted.

DISCUSSION

Eastvale Specific Plan 300 was adopted by the Riverside County Board of Supervisors in 1998. As shown in Figure 1 below, Eastvale Specific Plan 300 covers a large portion of the residential neighborhoods in the center of the city. There are approximately 2,769 homes in the specific plan area.

Figure 1: Eastvale Specific Plan 300



The development standards and permitted/unpermitted uses in the Specific Plan are generally the same as those in County Zoning Ordinance 348. However, the Specific Plan included several modifications, including prohibiting home occupations.

As noted above, other residential neighborhoods outside of this Specific Plan, including those in other specific plan areas, are allowed to have home occupations. Staff does not anticipate any negative impact to Eastvale Specific Plan 300 by allowing home occupations in this area of the city.

Environmental Review

The proposed amendment will allow home occupations in existing residential neighborhoods in Eastvale Specific Plan 300 and it will not change the main residential use of the properties within this specific plan. The proposed amendment will not lead to any significant impacts to local traffic, noise, air quality, or water quality. In consideration of this, staff has determined that the project satisfies the requirements of a Categorical Exemption pursuant to Section 15301 Existing Facilities and is determined to be exempt from further environmental review requirements contained in CEQA. A Notice of Exemption is provided in Attachment 1.

Planning Commission Recommendation

On April 17, 2013, the Planning Commission voted 5-0 to recommend an amendment to Eastvale Specific Plan 300 to the City Council.

The Planning Commission recommended the City Council take the following actions:

1. Adopt a Notice of Exemption in compliance with the review requirements contained in the California Environmental Quality Act (CEQA);
2. Adopt an ordinance to amend Eastvale Specific Plan 300 to allow home occupations subject to the regulations of the Eastvale Zoning Code; and
3. Direct staff to revisit the Home Occupations regulations of the Eastvale Zoning Code to consider prohibiting signage for home occupations.

Alternatives

The Planning Commission has recommended amendment to Eastvale Specific Plan 300 to allow home occupations and to consider prohibiting signage for home occupations to the City Council. If the Council disagrees with the Commission's recommendations, the following alternative actions are also available to the City Council:

- Approve the proposed amendment to Eastvale Specific Plan 300 to allow home occupations subject to the regulations of the Eastvale Zoning Code and direct staff to not revisit the provision of signage for home occupations.
- Continue the proposed amendment to a future meeting with direction to staff to make revisions or provide additional information.
- Deny the proposed amendment.
- Provide other direction to staff.

FISCAL IMPACT:

Other than staff time to prepare and process this proposed amendment to Eastvale Specific Plan 300, no further City fiscal resources will be required.

ATTACHMENTS

1. Notice of Exemption
2. Ordinance No. 2013-08 to Amend Eastvale SP 300
3. Home occupations regulations from the City Zoning Code

Prepared by: Kanika Kith

Reviewed by: Eric Norris, Planning Director

Carol Jacobs, City Manager

John Cavanaugh, City Attorney

ATTACHMENT 1

NOTICE OF EXEMPTION

CITY OF EASTVALE, CA

NOTICE OF EXEMPTION

TO BE SENT TO:

County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT CASE NO: Amendment to Eastvale Specific Plan 300 to allow home occupations

PROJECT APPLICANT/SPONSOR: City of Eastvale – Planning Department

PROJECT LOCATION: Eastvale Specific Plan 300 – Generally bounded on the west by Archibald Avenue, on the east by Sumner Avenue, and on the south by Chandler Street; the northern boundary is located on Hidden Valley Street (between Limonite Avenue and 65th Street)

APN(s): Several

PROJECT DESCRIPTION: Amendment to Eastvale Specific Plan 300 to allow home occupations subject to the Eastvale Zoning Code

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- Ministerial (*Sec. 21080(b)(1); Sec. 15268*)
- Declared Emergency (*Sec. 21080(b)(3); Sec. 15269(a)*)
- Statutory Exemption (*Sec.*)
- ✓ **Categorical Exemption** Section 15301 – Class 1 – *Existing Facilities*
- Other: (*Sec.*)

REASONS TO SUPPORT EXEMPTION FINDINGS: The proposed amendment will allow home occupations in existing residential neighborhoods in Eastvale Specific Plan 300 and will not change the main residential use of the properties within this Specific Plan. The proposed amendment will not lead to any significant impacts to local traffic, noise, air quality, or water quality. In consideration of this, staff has determined that the project satisfies the requirements of a Categorical Exemption pursuant to Section 15301, Existing Facilities, and is determined to be exempt from further environmental review requirements contained in CEQA.

LEAD AGENCY CONTACT:

PHONE NUMBER: (951) 703-4460

CITY OF EASTVALE PLANNING DEPARTMENT
Eric Norris, Planning Director

ATTACHMENT 2

ORDINANCE NO. 2013- 08

TO AMEND EASTVALE SPECIFIC PLAN 300

TO ALLOW HOME OCCUPATIONS

ORDINANCE NO. 2013-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE
AMENDING EASTVALE SPECIFIC PLAN 300 TO ALLOW HOME OCCUPATIONS
SUBJECT TO THE REGULATIONS OF THE EASTVALE ZONING CODE**

The City Council of the City of Eastvale does hereby ordain as follows:

SECTION 1. Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Categorical Exemption incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the City Council hereby finds and determines as follows:

Finding: The project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities, and is determined to be exempt from further environmental review requirements contained in CEQA.

Evidence: The proposed amendment will allow home occupations in existing residential neighborhoods in Eastvale Specific Plan 300 and will not change the main residential use of the properties within this Specific Plan. The proposed amendment will not lead to any significant impacts to local traffic, noise, air quality, or water quality.

SECTION 2. Pursuant to Section 2.5 of the City of Eastvale Zoning Code, the City Council makes the finding below pertaining to the amendment to Eastvale Specific Plan 300 to allow home occupations subject to the regulations of the Eastvale Zoning Code:

Finding 1: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed amendment to Eastvale Specific Plan 300 will allow home occupations in the residential neighborhoods of the Specific Plan subject to the regulations of the Eastvale Zoning Code. This proposal will not change the primary residential use and will remain consistent with the current land use designations of the properties as designated by the General Plan.

Finding 2: The proposed amendment to Eastvale Specific Plan 300 meets the requirements set forth in the Zoning Code.

Evidence: The proposed amendment to Eastvale Specific Plan 300 will allow home occupations in the residential neighborhoods of the Specific Plan subject to compliance with the regulations of the Eastvale Zoning Code.

Finding 3: If the specific plan site, or any portion thereof, is located within the Chino Airport Influence Area, the City Council must find that (a) the Specific Plan and amendment have been reviewed by the Airport Land Use Commission, and (b) the Specific Plan is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The Airport Land Use Compatibility Plan shows that a large portion of Eastvale Specific Plan 300 is located in Zone D, which prohibits high noise-sensitive outdoor nonresidential uses, discourages schools, hospitals, and nursing homes, and requires airspace review for structures taller than 70 feet. The proposed amendment allows home occupations to be permitted in existing residential developments in Eastvale and does not involve development of prohibited or discouraged uses in Zone D. For these reasons, the proposed amendment does not require review by the Airport Land Use Commission and is consistent with the policies of the City of Eastvale General Plan and the Airport Land Use Compatibility Plan.

Finding 4: The language and contents of the Specific Plan shall be acceptable and must meet all applicable City standards.

Evidence: The language and contents of Eastvale Specific Plan 300 will remain as existing with a minor change to allow home occupations in the residential planning areas of the Specific Plan.

SECTION 4. Eastvale Specific Plan 300 is hereby amended to allow home occupations subject to the Eastvale Zoning Code in all residential planning areas (Planning Areas 2-4, 7-8, 11-12, and 14-16).

SECTION 5. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The city clerk shall certify the adoption of this Ordinance and shall cause the same to be published in accordance with law.

PASSED, APPROVED, AND ORDAINED this 22nd day of May 2013.

Ike Bootsma, Mayor

Attest:

Ariel M. Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 2013-08 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 22nd day of May 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ariel Berry, Assistant City Clerk

ATTACHMENT 3

HOME OCCUPATIONS REGULATIONS

FROM THE ZONING CODE

Section 4.4 Home Occupations

A. Intent

The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Definition

A home occupation is an accessory, nonresidential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.

C. Approval Process

A home occupation shall not be conducted prior to approval of Zoning Clearance (see Chapter 2, Development Review).

D. Business Registration

Business registration is required for any home occupation.

E. Development Standards

Home Occupation shall be subject to the following limitations:

1. **Number of home occupations.** There is a limit of one (1) home occupation per residence, provided that the performance standards identified in this section are met. All of the following standards are calculated and/or applied based on a single residence.
2. **Employees.** Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.
3. **Habitable floor area.** The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
4. **Off-site effects.** There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA (A-weighted decibel) and shall comply with the City's noise ordinance. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. **On-site sales.** There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
6. **On-site production.** Products which are not "artist's originals" or "individually made to order" may be constructed on-site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.
7. **Display.** There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

8. **Traffic/vehicles.** The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district, nor in any case require the parking of more than two (2) additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of twenty (20) feet.
9. **Storage.** There shall be no storage of material or supplies within view of a public right-of-way, and storage shall not utilize a required parking space (e.g., within a required garage).
10. **Exterior appearance.** There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. **Signs.** No signs other than one unlighted identification sign, not more than two (2) square feet in area, shall be erected on the premises.
12. **Visitors and customers.** Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight per day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).
13. **Deliveries.** Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one (1) delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS-type home pickups and deliveries.
14. **Hazardous materials.** No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g., pest control, pool cleaning, etc.) are not permitted as home occupations.

F. Limitations on Specific Home-Based Businesses

1. Certified massage practitioners are permitted if the following criteria are met:
 - a. Only one client is on-site at a time and by appointment only;
 - b. The use shall be conducted on a part-time basis;
 - c. The practitioner must submit proof of a certificate of training from a state-approved school (e.g., Department of Education, Office of Post Secondary Education);
 - d. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.
2. Mobile food vendor vehicles cannot be parked at a private residence.
3. Taxicab, limousine, or pedicab service shall not be on-call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

G. Prohibited Home Occupations

1. Alcohol beverage manufacturing or sales business
2. Ambulance service
3. Ammunition reloading, including custom reloading
4. Boarding house, bed-and-breakfast hotel, timeshare condominium
5. Carpentry, cabinet makers
6. Ceramics (kiln of six (6) cubic feet or more)
7. Firearms sales
8. Health salons, gyms, dance studios, aerobic exercise studios
9. Medical, dental, chiropractic, or veterinary clinics
10. Mortician, hearse service
11. Noncertified massage practitioners
12. Palm-reading, fortune-telling
13. Private clubs
14. Repair or reconditioning of boats or recreation vehicles
15. Restaurants or taverns
16. Retail sales from site (except direct distribution of artist's originals)
17. Sex-oriented businesses
18. Storage, repair, or reconditioning of major household appliances
19. Storage, repair, or reconditioning of motorized vehicles or large equipment on-site
20. Tattoo and piercing service
21. Tow truck service
22. Veterinary uses (including boarding)
23. Welding services



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: PROPOSED UPDATES TO THE EASTVALE ZONING CODE

RECOMMENDATION:

The Planning Commission recommended approval of the proposed changes to the Zoning Code. To achieve these changes, the following actions should be taken:

1. Adopt the proposed Notice of Exemption; and
 2. Introduce Ordinance 2013-09 for first reading, adopting changes to the Eastvale Zoning Code as recommended by the Planning Commission
-

BACKGROUND:

In April 2013, the Planning Department presented several proposed updates to the Eastvale Zoning Code to address issues which staff has encountered with the existing Code and to correct a few minor typographical errors. At the same time, staff presented the Planning Commission with proposed changes to the Zoning Code to address an issue identified by the City Council regarding basketball goals in front yard areas.

The issues identified by staff and considered by the Planning Commission are:

- Adding new standards to address problems faced by homeowners whose small back yards do not currently allow the construction of a patio cover;
- Replacing compact parking standards that were inadvertently deleted during the 2012 Zoning Code update; and
- Amending regulations relating to the placement of basketball goals in front yards
- Correcting various typographical and other items

DISCUSSION:

The changes proposed by staff and requested by the City Council were discussed at the Planning Commission's April 17, 2013, meeting.¹ Based on public testimony and the Commission's

¹ The April 17, 2013, Planning Commission staff report is included as Attachment 4 to this staff report.

discussion, the Planning Commission recommended approval of the changes as recommended by staff, with the following changes:

- The proposed standards for patio covers have been expanded to allow both “attached” and “detached” covers, and to allow patio covers to be built in the large side yards on corner lots (referred to as “street side yards” in the Zoning Code). This change was made in response to public testimony about the difficulties faced by owners of corner lots when trying to build outdoor structures on the side of their home facing the street.
- The standards for permanent recreational equipment were revised to allow only permanent *basketball goals* in the front yard (moveable equipment of all kinds can be used in a front yard), and to allow permanent basketball goals in street side yards. The Commission was concerned about the potential visual and other impacts of other types of permanent recreational equipment, such as skateboard ramps, in making this recommendation.

These changes have been incorporated into the proposed changes to the Zoning Code attached to this staff report.

Planning Commission Recommendation

The Planning Commission recommended approval of the proposed changes to the Zoning Code. To achieve these changes, the following actions should be taken:

1. Adopt the proposed Notice of Exemption (included as Attachment 2 to this staff report)
2. Introduce Ordinance 2013-___ for first reading, adopting changes to the Eastvale Zoning Code as recommended by the Planning Commission (included as Attachment 3 to this staff report)

FISCAL IMPACT:

Approval of these changes will not have a direct fiscal impact on the City. Clarifying the standards for recreational equipment will help the Code Enforcement Department focus on other issues.

ATTACHMENTS:

1. Proposed Zoning Code changes in ~~strikeout~~/underline and final form
2. Proposed Notice of Exemption for the proposed Zoning Code changes
3. Ordinance 2013-09, adopting changes to the Eastvale Zoning Code
4. April 17, 2013, Planning Commission staff report

Prepared by: Eric Norris, Planning Director
Reviewed by: Carol Jacobs, City Manager
John Cavanaugh, City Attorney

Attachment 1

a) Proposed Zoning Code changes in ~~strikeout~~/underline

b) Proposed Zoning Code in final form

Attachment 1a

Proposed Zoning Code changes in ~~strikeout~~/underline

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Residential Uses												
Agricultural Workers Housing ^G	P	P	P	C								
Bungalow Courts						P	P					
Congregate Care Facilities (7 or more persons)						C	C					Section 4.3
Dwelling, Multiple Family						P	P	P		P		
Dwelling, Second Unit	P	P	P	P	P	P	P	P			P	Section 4.1
Dwelling, Single Family	P	P	P	P	P	P	P	P			P	
Dwelling, Two Family						P	P			P		
Family Day Care, Large			P	P	P	P	P	P	P	P	P	Section 1.5
Family Day Care, Small			P	P	P	P	P	P	P	P	P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	<u>P</u>	P	P	<u>P</u>	P		P	Section 4.4
Mobile Home Parks	C		C	C	C	C	C	C		C	C	Section 4.2
Mobile Home	P	P	P	P	P	P	P	P			P	Section 4.2
Planned Residential Developments			P			P	P			P		Section 4.5
Restricted Single-Family Residential Subdivisions						P	P					
Senior Housing							P			P		
Supportive and Transitional Housing			P	P	P	P	P	P	P	P	P	

C. Development Standards

The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

TABLE 3.2-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL AND AGRICULTURAL ZONES

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-T
<u>Lot Dimensions</u>										
Lot Size per Dwelling	--	--	--	--	--	--	--	--	--	⁸
Minimum Lot Size	20,000sf	20,000sf	20,000sf	21,780sf ²	7200sf ²	7200sf ²	7200sf ²	--	--	5,000sf ²
Minimum Lot Width	100ft	100ft	100ft	80ft	60ft ³	65ft ³	60ft ³	--	--	⁹
Minimum Lot Depth	150ft	150ft	150ft	150ft	100ft	100ft	100ft	--	--	⁹
<u>Setbacks</u>										
Front	20ft	20ft	20ft	20ft	20ft ⁴	20ft ^{4,10}	10ft ^{4,10}	--	50ft ⁴	⁹
Side – Interior	5ft	10ft	10ft	10ft	5ft ⁴	5ft ^{4,7}	5ft ^{4,7}	--	50ft ⁴	⁹
Side – Street	5ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,5}	5ft ^{4,5}	--	50ft ⁴	⁹
Rear	10ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,10}	⁵	--	50ft ⁴	⁹
Separation	--	--	--	--	--	10/15/20ft ⁶	--	--	20ft	⁹
<u>Height</u>										
Primary Building	40ft	40ft	40ft	40ft	40ft	40ft	50ft	--	50ft	35ft
Primary Building (per Section 5.1)	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--	75ft	75ft
Maximum Lot Coverage	--	--	--	--	60%	60%	60%	--	--	--
Density	Established by the Eastvale General Plan, Land Use Map									

Note to the reader: prior to adoption of this Code, the PRD zone was referred to as the R-4 zone.

In addition to these development standards, the standards of the Countywide Design Guidelines adopted by the City shall also apply. In the event of a conflict between this Zoning Code and the Countywide Design Guidelines, the more stringent standard shall apply.

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales and Rental					P	P	P		
Truck Service	C	C			P	P	P		
Public and Quasi-Public Uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 4.14
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		

Section 5.2 Yard Measurements

A. Yard and Setback Regulations

1. **Required yard area.** Except as otherwise specified in this Zoning Code, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may intrude as permitted (see Figure 5.2-1 Lot and Yard Types).
2. **Lots abutting two or more streets.** In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards of any of the streets (see Figure 5.2-1 Lot and Yard Types).
3. **Through lots.** Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 5.2-1 Lot and Yard Types).
4. **Lot area, depth, width, and setback reduction.** Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
5. **Setback measurement.** The setback of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the Circulation Plan Roadway System and Sizing Map of the City's General Plan. The width of any street or highway which does not appear in the Circulation Plan shall be determined from the standards for street widths and improvements set forth in the City's Development Standards.

See Chapter 3, Sections 3.2 and 3.3 for more detailed yard and setback requirements and refer to Chapter 6 for definitions and illustrations of lot types.

B. Yard Encroachments

Where yards are required by this code, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

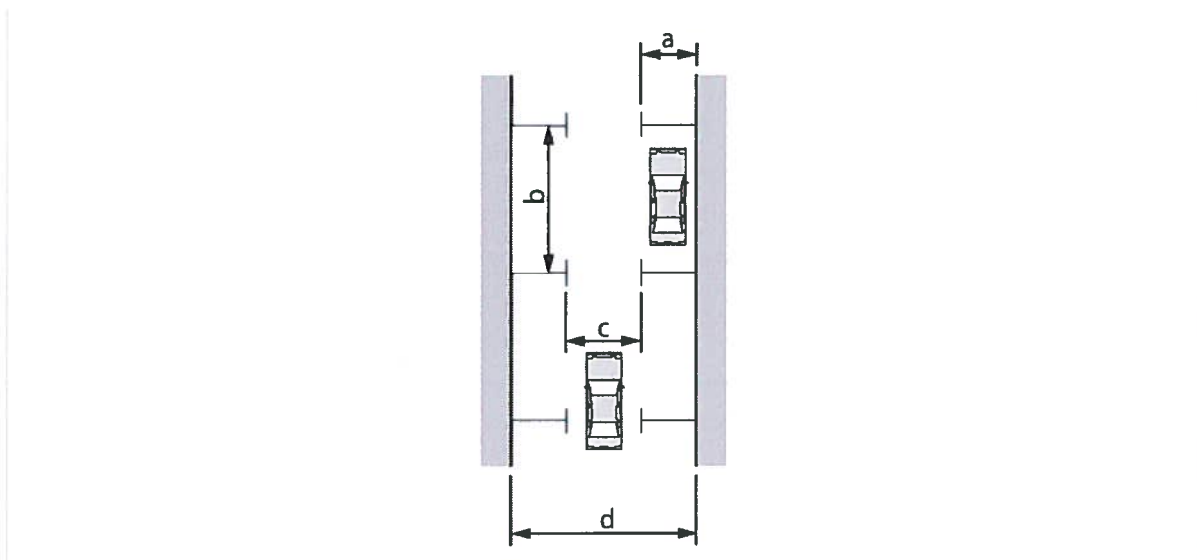
1. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet and/or into the required rear yard a distance not to exceed ~~(5)~~ five (5) feet.
2. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard a distance not to exceed one (1) foot. Eaves, not including patio cover eaves, may extend three (3) feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.
3. Detached accessory structures as identified in Section 5.12 Accessory Structures.
4. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach twenty-four (24) inches into the required yard area when the finished floor of the window bay is at least fifteen (15) inches above the finished floor of the room.

Table 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"	30'
9'-6"	24'-0"	12'-0"	31'
10'-0"	24'-0"	12'-0"	32'

*One-way

Figure 5.6-2: Parallel Parking Space and Drive Aisle Dimensions



c. Compact parking spaces. Up to 20 percent of the total required parking spaces may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY". Compact car parking spaces and aisles may be reduced from the dimensions listed in the figures and tables in Section 5.6.D.1.b as follows:

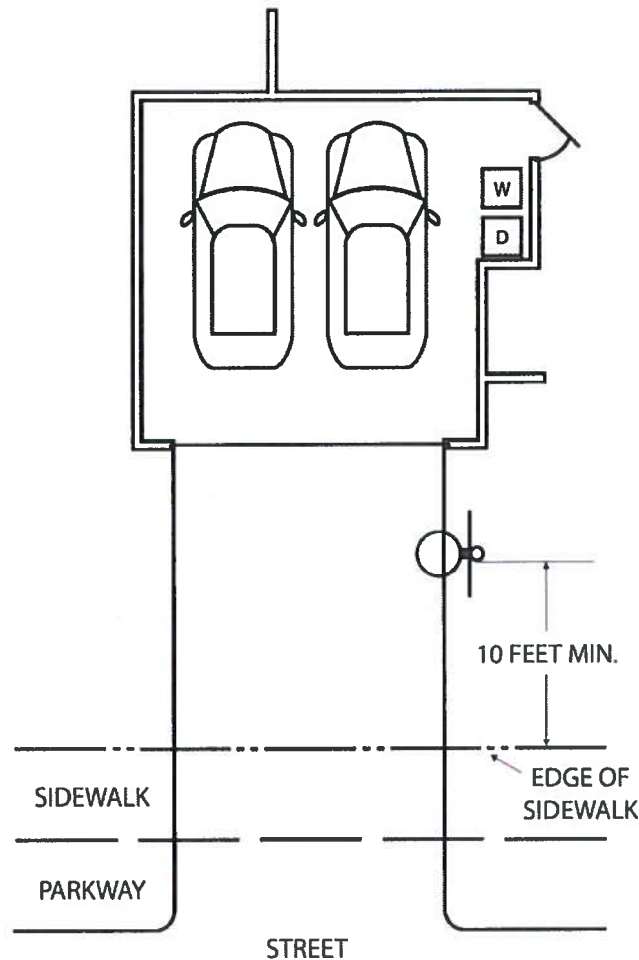
- 1) Parking space width may be reduced by no more than one-half foot.
- 2) Parking space length may be reduced by no more than two feet.
- 3) When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.

e.d. Off-street parking for private residences. Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

- 5) Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood;

- c. Trash, garbage, recycling or green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than thirty-six (36) sequential hours in any seven (7)-day period, including trash and recycling pick-up day. Trash containers used for construction or remodeling of the property shall be exempt provided that they are removed within forty-five (45) days following issuance of building permits, unless additional time is granted or approved by the Department of Building and Safety;
- d. For single-family residential developments, the trash or recycling containers shall be stored in garage, side yard, or rear yard, in a manner that they are not visible from any public street;
- e. For multifamily residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from public view) that are in harmony with the architecture and materials of the main buildings;
- f. Permanent basketball goals shall not be permitted in or upon any street, sidewalk or public right of way. Basketball goals may be permanently installed to the home and basketball goals may be permanently installed in the front yard, street side yard, rear yard, or adjacent to the driveway of private property subject to the locational requirements specified in subsection g below. For the purpose of this subsection, the following definitions apply:
 - 1. "Basketball goal" or "hoop" means, except where the context clearly indicates some specific part, any part of a back-board, hoop, net, or supporting apparatus. Any transportable or movable recreational equipment shall be permitted in a front yard or driveway of a property, but shall not be used in, or shall not encroach upon, any street, sidewalk or right-of-way;
- g. To ensure the safety of players and the public, the following standards apply to the permanent installation of basketball goals permitted under subsection f.:
 - 1. For front yards, unenclosed street side yards, or unenclosed rear yards abutting a street, basketball goals must be located so that the distance from the supporting apparatus to the edge of the sidewalk closest to the home is at least ten (10) feet.
 - 2. For street side yards and rear yards fully enclosed by a fence or wall 5 feet in height or more, basketball goals may be located anywhere within the enclosed portion of the street side yard or rear yard, provided that no portion of the basketball goal extends beyond the fence or wall.
 - 3. No part of a permanent supporting apparatus may be located in the driveway.

The figure below illustrates these standards.

Basketball Goal Location Standards

Any recreational equipment shall not be permanently installed in front yard, driveway, sidewalk, street, or right-of-way. Concealment of the recreational equipment with a cover or other camouflage material is not an acceptable alternative to this provision. Moveable recreational equipment, including but not limited to basketball goals, may be placed for use in a front yard, street side yard, or rear yard abutting a street, on the driveway or any other appropriate surface which is permitted by this Zoning Code, provided that the minimum distance specified above is maintained. Moveable recreational equipment, including but not limited to basketball goals, may be used in any side or rear yard area, provided that enough space is provided for the safe use of the equipment.

2. Parking

- a. No vehicle shall be parked upon a public street for more than seventy-two (72) consecutive hours within a radius of five hundred (500) yards and shall be subject to citation and/or removal by the City as provided for in state law;
- b. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes;

Section 5.12 Accessory Structures

A. Applicability

The regulations and standards contained in this section shall apply to Accessory Structures as defined in Chapter 6 Glossary. These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Chapter 3 Zoning District Regulations and Chapter 4 Standards Related to Specific Uses. Specifically, this section covers those accessory uses within the Residential Uses land use category. Other land use categories are addressed in other chapters of this code.

B. Permit Requirements and Exceptions

Except as otherwise exempt below, the majority of accessory structures governed by this section shall go through a simple plan check (Zoning Clearance) at the time a building permit is issued to ensure compliance with applicable regulations. However, in accordance with Section 2.1 Development Review, some larger, enclosed accessory structures may require Development Review permit approval to ensure compliance with all applicable provisions of this code.

~~The following structures shall be exempt from the requirements of this section as specified below and are subject to compliance with all other provisions of this code:~~

- ~~1. Enclosed and/or solid roofed accessory structures smaller than one hundred twenty (120) square feet in size with no portion of the structure equal to or greater than nine (9) feet in height. Structures shall not be located in a required front yard. In order to maintain necessary fire breaks, all combustible accessory structures shall be set back a minimum of three (3) feet from side and rear property lines with a minimum six (6) foot separation between structures.~~
- ~~1. Landscape features (e.g., garden gateways, gazebos, gates) and play equipments that are smaller than one hundred twenty (120) square feet in size with no portion of the structure equal to or great than eight (8) feet in height. In order to maintain necessary fire breaks, combustible landscape features shall be set back a minimum of three (3) feet from all interior property lines with a minimum six (6) foot separation between structures.~~

C. Development Standards

The development standards in this section are intended to supplement the standards in the underlying Base Zoning District for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

1. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.
2. Not more than 30 percent of the required rear yard shall be occupied by accessory structures, not including patio covers.
3. The appropriate approving authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.
4. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.

- Proposed structures must meet the development standards outlined in Table 5.142-1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.

Table 5.142-1: Development Standards for Accessory Structures

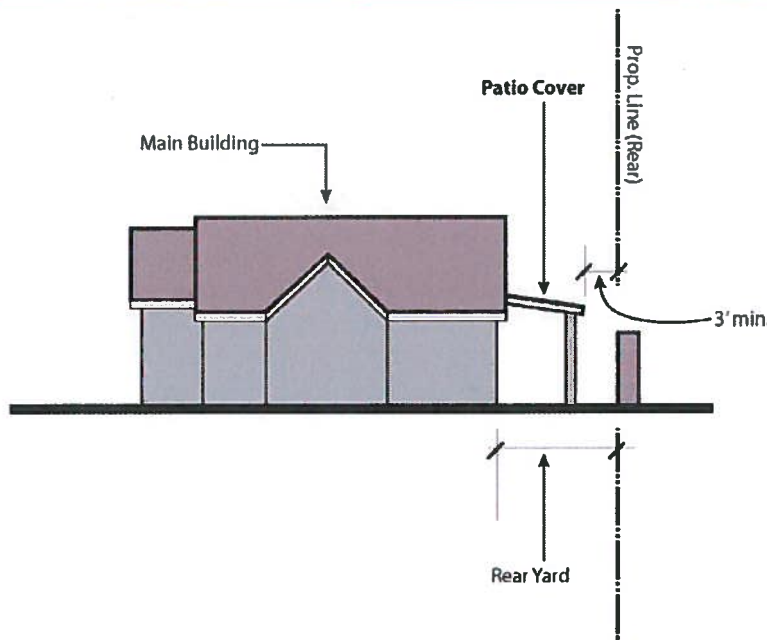
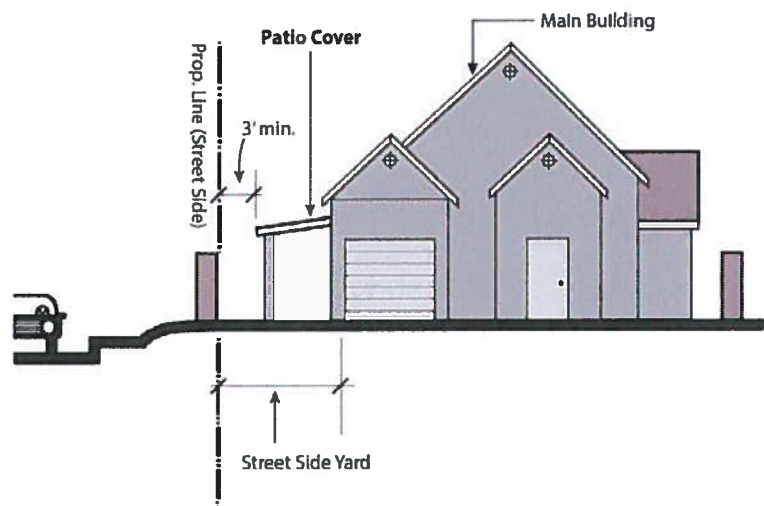
Accessory Use Category	Setback from				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
General ¹	²	12.5 ft. ²	3 ft. ³	3 ft. ³	6 ft.
Small Accessory Structures < 120 sq. ft. and < 8 ft. tall (Combustible) ^{Note 1}	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Small Accessory Structures < 120 sq.ft. and < 8 ft. tall (Non-combustible) ^{Note 1}	Note 2	None	None	None	None
General Accessory Structures >= 120 sq. ft. or >= 8 ft. tall	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Patio covers ^{Note 3}	Note 2	Note 4	Note 5	3 ft. ^{Note 6}	As required by Building or Fire Code
Swimming pool or spa ⁴	Note 74	Note 74	3 ft. ^{Note 85}	3 ft. ^{Note 85}	None
Pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment	Note 7	Note 7	None	None	None
Pad < 8 inches tall	None	None	None	None	None

Notes:

- Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.1. Includes landscape features (e.g. garden gateways, gazebos, gates) and play equipment.
- The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
- Patio covers shall not exceed 9 feet in height within the required rear or street side yard.
- The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.4. For street side yards not fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district. For street side yards fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance for patio covers, including eaves, shall be 3 feet measured from the wall or fence. See Figure 5.12-1 Patio Cover Encroachment.
- The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district.
- Minimum setback distance for patio covers, including eaves. See Figure 5.12-1 Patio Cover Encroachment.

7. ~~Swimming pools, spas, pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment may not be located within the required front or side street yard. 3. Accessory structures must maintain a minimum three (3)-foot setback from property lines for any portion of the structure, except that smaller structures or sheds which do not exceed one hundred twenty (120) square feet in area and nine (9) feet in height overall may be placed on the property line. Swimming pools and spas may not be located within the required front or side street yard.~~
8. The City Building Inspector may approve setbacks of less than three (3) feet. For the purpose of this section, setback shall be from the right of way or property line to the water line.
4. ~~Swimming pools and spas may not be located within the required front or side street yard.~~
5. The City Building Inspector may approve setbacks of less than three (3) feet. For the purpose of this section, setback shall be from the right of way or property line to the water line.

Figure 5.12-1 Patio Cover Encroachment



Nonconforming Building. A building that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such a building is situated.

Nonconforming Use. The use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit Clubs. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, Change of. A discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied. Used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor Film Studios. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor Lighting. Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor Storage. Any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking Area. Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio Cover. A structure attached to the main building and fully unenclosed on all sides except the side which is the main building or detached from the main building and fully unenclosed on all sides. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

Attachment 1b

Proposed Zoning Code in final form

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Residential Uses												
Agricultural Workers Housing ^G	P	P	P	C								
Bungalow Courts						P	P					
Congregate Care Facilities (7 or more persons)						C	C					Section 4.3
Dwelling, Multiple Family						P	P	P		P		
Dwelling, Second Unit	P	P	P	P	P	P	P	P			P	Section 4.1
Dwelling, Single Family	P	P	P	P	P	P	P	P			P	
Dwelling, Two Family						P	P			P		
Family Day Care, Large			P	P	P	P	P	P	P	P	P	Section 1.5
Family Day Care, Small			P	P	P	P	P	P	P	P	P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	P	P	P	P	P		P	Section 4.4
Mobile Home Parks	C		C	C	C	C	C	C		C	C	Section 4.2
Mobile Home	P	P	P	P	P	P	P	P			P	Section 4.2
Planned Residential Developments			P			P	P			P		Section 4.5
Restricted Single-Family Residential Subdivisions						P	P					
Senior Housing							P			P		
Supportive and Transitional Housing			P	P	P	P	P	P	P	P	P	

C. Development Standards

The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

TABLE 3.2-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL AND AGRICULTURAL ZONES

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-T
<u>Lot Dimensions</u>										
Lot Size per Dwelling	--	--	--	--	--	--	--	--	--	⁸
Minimum Lot Size	20,000sf	20,000sf	20,000sf	21,780sf ²	7200sf ²	7200sf ²	7200sf ²	--	--	5,000sf ²
Minimum Lot Width	100ft	100ft	100ft	80ft	60ft ³	65ft ³	60ft ³	--	--	⁹
Minimum Lot Depth	150ft	150ft	150ft	150ft	100ft	100ft	100ft	--	--	⁹
<u>Setbacks</u>										
Front	20ft	20ft	20ft	20ft	20ft ⁴	20ft ^{4,10}	10ft ^{4,10}	--	50ft ⁴	⁹
Side – Interior	5ft	10ft	10ft	10ft	5ft ⁴	5ft ^{4,7}	5ft ^{4,7}	--	50ft ⁴	⁹
Side – Street	5ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,5}	5ft ^{4,5}	--	50ft ⁴	⁹
Rear	10ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,10}	⁵	--	50ft ⁴	⁹
Separation	--	--	--	--	--	10/15/20ft ⁶	--	--	20ft	⁹
<u>Height</u>										
Primary Building	40ft	40ft	40ft	40ft	40ft	40ft	50ft	--	50ft	35ft
Primary Building (per Section 5.1)	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--	75ft	75ft
Maximum Lot Coverage	--	--	--	--	--	--	--	--	--	--
Density	Established by the Eastvale General Plan, Land Use Map									

Note to the reader: prior to adoption of this Code, the PRD zone was referred to as the R-4 zone.

In addition to these development standards, the standards of the Countywide Design Guidelines adopted by the City shall also apply. In the event of a conflict between this Zoning Code and the Countywide Design Guidelines, the more stringent standard shall apply.

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P		
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales and Rental					P	P	P		
Truck Service	C	C			P	P	P		
Public and Quasi-Public Uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 4.14
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		

Section 5.2 Yard Measurements

A. Yard and Setback Regulations

1. **Required yard area.** Except as otherwise specified in this Zoning Code, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may intrude as permitted (see Figure 5.2-1 Lot and Yard Types).
2. **Lots abutting two or more streets.** In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards of any of the streets (see Figure 5.2-1 Lot and Yard Types).
3. **Through lots.** Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 5.2-1 Lot and Yard Types).
4. **Lot area, depth, width, and setback reduction.** Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
5. **Setback measurement.** The setback of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the Circulation Plan Roadway System and Sizing Map of the City's General Plan. The width of any street or highway which does not appear in the Circulation Plan shall be determined from the standards for street widths and improvements set forth in the City's Development Standards.

See Chapter 3, Sections 3.2 and 3.3 for more detailed yard and setback requirements and refer to Chapter 6 for definitions and illustrations of lot types.

B. Yard Encroachments

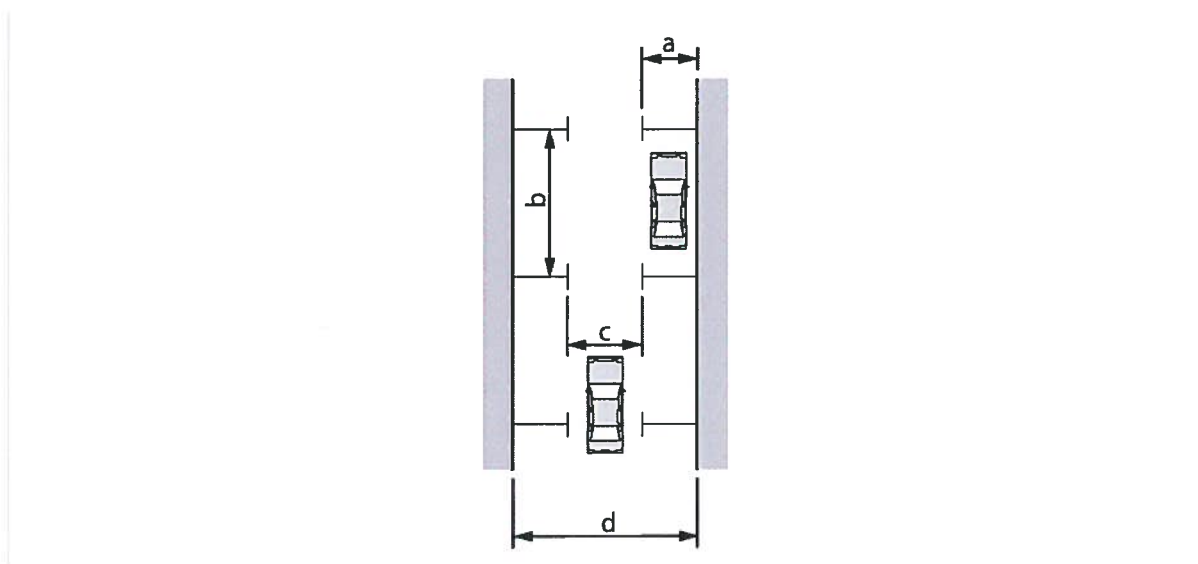
Where yards are required by this code, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet and/or into the required rear yard a distance not to exceed five (5) feet.
2. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard a distance not to exceed one (1) foot. Eaves, not including patio cover eaves, may extend three (3) feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.
3. Detached accessory structures as identified in Section 5.12 Accessory Structures.
4. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach twenty-four (24) inches into the required yard area when the finished floor of the window bay is at least fifteen (15) inches above the finished floor of the room.

Table 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

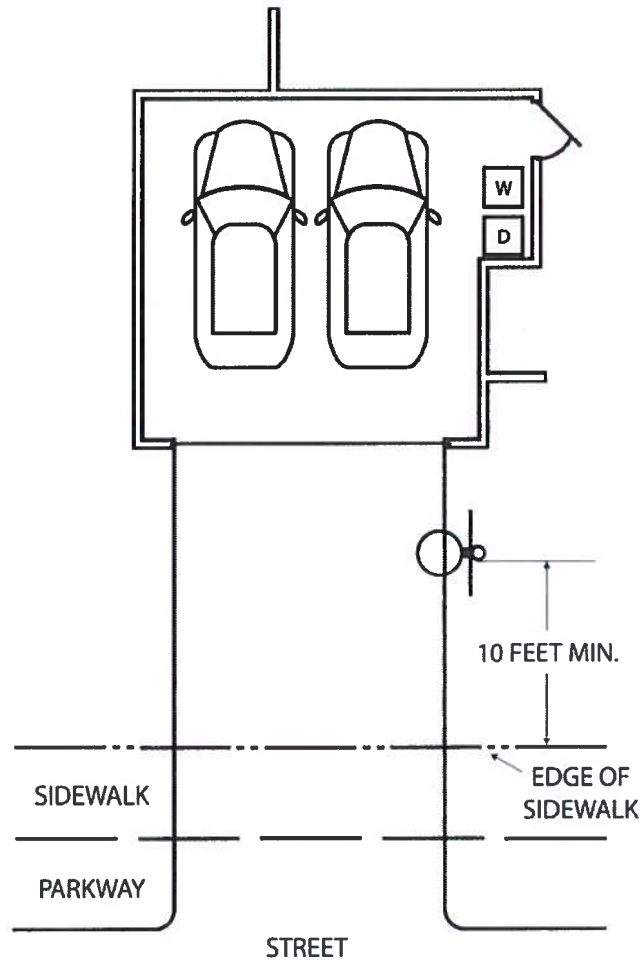
Figure 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

- c. **Compact parking spaces.** Up to 20 percent of the total required parking spaces may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY". Compact car parking spaces and aisles may be reduced from the dimensions listed in the figures and tables in Section 5.6.D.1.b as follows:
- 1) Parking space width may be reduced by no more than one-half foot.
 - 2) Parking space length may be reduced by no more than two feet.
 - 3) When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.
- d. **Off-street parking for private residences.** Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:
- 4) Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood;

- c. Trash, garbage, recycling or green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than thirty-six (36) sequential hours in any seven (7)-day period, including trash and recycling pick-up day. Trash containers used for construction or remodeling of the property shall be exempt provided that they are removed within forty-five (45) days following issuance of building permits, unless additional time is granted or approved by the Department of Building and Safety;
- d. For single-family residential developments, the trash or recycling containers shall be stored in garage, side yard, or rear yard, in a manner that they are not visible from any public street;
- e. For multifamily residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from public view) that are in harmony with the architecture and materials of the main buildings;
- f. Permanent basketball goals shall not be permitted in or upon any street, sidewalk or public right of way. Basketball goals may be permanently installed to the home and basketball goals may be permanently installed in the front yard, street side yard, rear yard, or adjacent to the driveway of private property subject to the locational requirements specified in subsection g below. For the purpose of this subsection, the following definitions apply:
 - 1. "Basketball goal" or "hoop" means, except where the context clearly indicates some specific part, any part of a back-board, hoop, net, or supporting apparatus.
- g. To ensure the safety of players and the public, the following standards apply to the permanent installation of basketball goals permitted under subsection f.:
 - 1. For front yards, unenclosed street side yards, or unenclosed rear yards abutting a street, basketball goals must be located so that the distance from the supporting apparatus to the edge of the sidewalk closest to the home is at least ten (10) feet.
 - 2. For street side yards and rear yards fully enclosed by a fence or wall 5 feet in height or more, basketball goals may be located anywhere within the enclosed portion of the street side yard or rear yard, provided that no portion of the basketball goal extends beyond the fence or wall.
 - 3. No part of a permanent supporting apparatus may be located in the driveway.

The figure below illustrates these standards.

Basketball Goal Location Standards



- h. Moveable recreational equipment, including but not limited to basketball goals, may be placed for use in a front yard, street side yard, or rear yard abutting a street, on the driveway or any other appropriate surface which is permitted by this Zoning Code, provided that the minimum distance specified above is maintained. Moveable recreational equipment, including but not limited to basketball goals, may be used in any side or rear yard area, provided that enough space is provided for the safe use of the equipment.

2. Parking

- a. No vehicle shall be parked upon a public street for more than seventy-two (72) consecutive hours within a radius of five hundred (500) yards and shall be subject to citation and/or removal by the City as provided for in state law;
- b. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes;
- c. No vehicle, such as a car, truck, or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon driveway or other improved parking area;

Section 5.12 Accessory Structures

A. Applicability

The regulations and standards contained in this section shall apply to Accessory Structures as defined in Chapter 6 Glossary. These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Chapter 3 Zoning District Regulations and Chapter 4 Standards Related to Specific Uses. Specifically, this section covers those accessory uses within the Residential Uses land use category. Other land use categories are addressed in other chapters of this code.

B. Permit Requirements

Except as otherwise exempt below, the majority of accessory structures governed by this section shall go through a simple plan check (Zoning Clearance) at the time a building permit is issued to ensure compliance with applicable regulations. However, in accordance with Section 2.1 Development Review, some larger, enclosed accessory structures may require Development Review permit approval to ensure compliance with all applicable provisions of this code.

C. Development Standards

The development standards in this section are intended to supplement the standards in the underlying Base Zoning District for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

1. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.
2. Not more than 30 percent of the required rear yard shall be occupied by accessory structures, not including patio covers.
3. The appropriate approving authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.
4. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.
5. Proposed structures must meet the development standards outlined in Table 5.12-1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the "General" category.

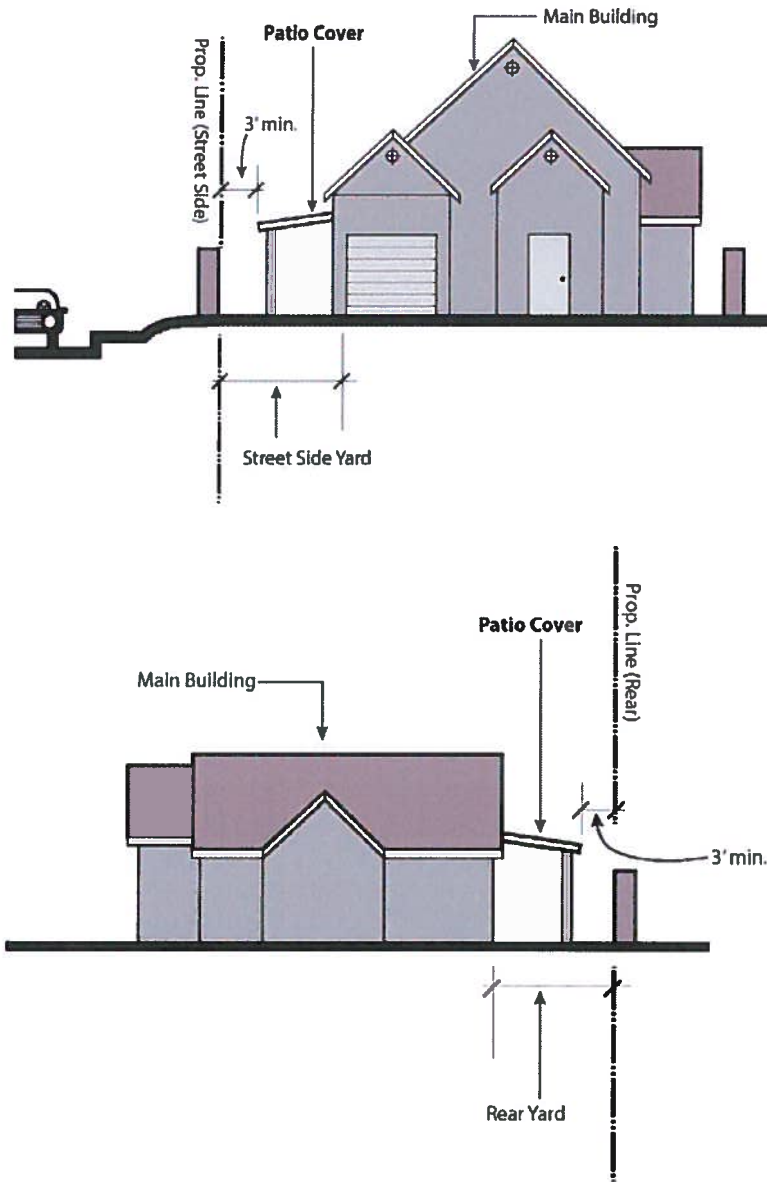
Table 5.12-1: Development Standards for Accessory Structures

Accessory Use Category	Setback from				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
Small Accessory Structures < 120 sq. ft. and < 8 ft. tall (Combustible) ^{Note 1}	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Small Accessory Structures < 120 sq.ft. and < 8 ft. tall (Non-combustible) ^{Note 1}	Note 2	None	None	None	None
General Accessory Structures >= 120 sq. ft. or >= 8 ft. tall	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Patio covers ^{Note 3}	Note 2	Note 4	Note 5	3 ft. ^{Note 6}	As required by Building or Fire Code
Swimming pool or spa	Note 7	Note 7	3 ft. ^{Note 8}	3 ft. ^{Note 8}	None
Pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment	Note 7	Note 7	None	None	None
Pad < 8 inches tall	None	None	None	None	None

Notes:

1. Includes landscape features (e.g. garden gateways, gazebos, gates) and play equipment.
2. The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
3. Patio covers shall not exceed 9 feet in height within the required rear or street side yard.
4. For street side yards not fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district. For street side yards fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance for patio covers, including eaves, shall be 3 feet measured from the wall or fence. See Figure 5.12-1 Patio Cover Encroachment.
5. The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district.
6. Minimum setback distance for patio covers, including eaves. See Figure 5.12-1 Patio Cover Encroachment.
7. Swimming pools, spas, pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment may not be located within the required front or side street yard.
8. The City Building Inspector may approve setbacks of less than three (3) feet. For the purpose of this section, setback shall be from the right of way or property line to the water line.

Figure 5.12-1 Patio Cover Encroachment



Nonconforming Use. The use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit Clubs. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, Change of. A discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied. Used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor Film Studios. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor Lighting. Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor Storage. Any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking Area. Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio Cover. A structure attached to the main building and fully unenclosed on all sides except the side which is the main building or detached from the main building and fully unenclosed on all sides. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

Pen-Fed Beef Cattle Operations. Six (6) or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)

CITY OF EASTVALE, CA

NOTICE OF EXEMPTION

TO BE SENT TO:

County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT CASE NO: Zoning Code Updates 2013

PROJECT APPLICANT/SPONSOR: City of Eastvale – Planning Department

PROJECT LOCATION: City of Eastvale, California

APN(s): Several

PROJECT DESCRIPTION: Zoning Code updates to provide flexibility to property owners to construct patio covers within the rear yard setback, allow compact parking spaces, allow recreational equipment in front yard and other portions of residential lots, correct miscellaneous typographical issues, and address other issues that are minor in nature

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- Ministerial (*Sec. 21080(b)(1); Sec. 15268*)
- Declared Emergency (*Sec. 21080(b)(3); Sec. 15269(a)*)
- Statutory Exemption (*Sec.*)
- ✓ Categorical Exemption Section 15305 – Class 5 – *Minor Alternations in Land Use Limitations*
- Other: (*Sec.*)

REASONS TO SUPPORT EXEMPTION FINDINGS: The proposed Zoning Code Updates affect the placement of an accessory structure (patio covers), the number and placement of compact parking spaces, and various typographical errors in the document. There are no properties affected by the changes that exceed 20 percent slope, and none of the changes will create a new parcel.

PHONE NUMBER: (951) 703-4460

LEAD AGENCY CONTACT:

CITY OF EASTVALE PLANNING DEPARTMENT
Eric Norris, Planning Director

Attachment 2

Notice of Exemption

for the proposed Zoning Code changes

CITY OF EASTVALE, CA

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Riverside, CA 92502

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PHONE NUMBER: (951) 703-4460

LEAD AGENCY CONTACT:

CITY OF EASTVALE PLANNING DEPARTMENT
Eric Norris, Planning Director

Attachment 3

Ordinance 2013-09 -

Adopting changes to the Eastvale Zoning Code

ORDINANCE NO. 2013-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE MAKING FINDINGS AND ADOPTING UPDATES TO THE EASTVALE ZONING CODE

WHEREAS, upon its incorporation in 2010, the City of Eastvale (“City”) adopted the Riverside County Zoning Code; and

WHEREAS, subsequently in May 2012, the City adopted a comprehensive update to its Zoning Code to (i) reflect the goals, policies, and implementation measures of the City’s first General Plan; (ii) ensure compliance with applicable federal and state legislation; (iii) address the City’s key zoning issues; (iv) create development standards reflective of community desires; and (v) improve organization of usability of the Zoning Code; and

WHEREAS, in April 2013, the City has been working on several updates to the Zoning Code to address patio covers, compact parking, recreational equipment in front yard areas, and miscellaneous typographical and other issues; and

WHEREAS, draft updates for several sections of the Zoning Code have been completed to address patio covers, compact parking, and miscellaneous typographical and other issues that are attached to this Ordinance and incorporated herein by reference in Exhibit A (collectively, “Zoning Code Updates”); and

WHEREAS, once adopted, the Zoning Code Updates will replace the existing sections of the Zoning Code or included with the existing Zoning Code; and

WHEREAS, pursuant to state law, the Planning Commission on April 17, 2013, held a lawfully noticed public hearing on the Zoning Code Updates at which the Planning Commission received testimony on the proposed updates.

WHEREAS, after considering all public testimony, the Planning Commission recommended approval of the proposed Zoning Code Updates to the City Council; and

WHEREAS, upon receiving the Planning Commission’s recommendation of approval of the Zoning Code Updates, the City Council held a lawfully noticed public hearing on May 8, 2013, to consider adoption of the Zoning Code Updates; and

WHEREAS, the City Council finds that the Zoning Code Updates are consistent with the City’s General Plan because the Zoning Code Updates are compatible with applicable General Plan goals and policies, and do not impede achievement of the goals, policies, and actions; and

WHEREAS, the City is authorized to adopt the Zoning Code Updates pursuant to its “police power” granted by the California Constitution, in that, by establishing appropriate land uses and development standards for the efficient, orderly, and compatible development of real property, adoption of the Zoning Code Updates is reasonably related to the protection of the public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Environmental Findings

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Categorical Exemption incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the City Council hereby finds and determines as follows:

Finding: The project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations. This section "consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to (a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel."

Evidence: The proposed Zoning Code Updates affect the placement of an accessory structure (patio covers), the number and placement of compact parking spaces, and various typographical issues in the document. There are no properties affected by the changes that exceed 20 percent slope, and none of the changes will create a new parcel.

SECTION 2. Zoning Code Amendment

Pursuant to Section 1.7 of the City of Eastvale Zoning Code, the City Council makes the finding below pertaining to the Zoning Code Updates:

Finding 1: The City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Zoning Code Updates provide flexibility to property owners to construct patio covers within the rear yard setback, allow compact parking spaces, allow recreational equipment in front yard and other portions of residential lots, correct miscellaneous typographical errors, and address other issues that are minor in nature and will not change or impact the primary uses. The proposed updates are consistent with the General Plan because they do not change the zoning or land use designations or permitted uses of any properties.

Finding 2: If the amendment affects land within the Chino Airport Influence Area, the City Council must make an additional finding that the amendment is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The Airport Land Use Compatibility Plan shows that the northwestern portion of the city is located in Zones C, D, and E. These zones prohibit high noise-sensitive

outdoor nonresidential uses, discourage schools, hospitals, and nursing homes, and require airspace review for structures taller than 70 feet. The proposed updates provide flexibility to property owners to construct patio covers within the rear yard setback, allow compact parking spaces, correct miscellaneous typographical errors, and address other issues that are minor in nature and do not involve development of prohibited or discouraged uses in Zones C, D, and E. For these reasons, the proposed updates do not require review by the Airport Land Use Commission and are consistent with the policies of the City of Eastvale General Plan and the Airport Land Use Compatibility Plan.

SECTION 3. Adoption of Zoning Code Updates

(a) The City Council hereby adopts the Zoning Code Updates, attached to this Ordinance and incorporated herein by reference as Exhibit A.

(b) The City Council hereby repeals the following Zoning Code sections, which are superseded by the Zoning Code Updates:

1. Chapter 3, Table 3.2-2 “Development Standards for Residential and Agricultural Zones”
2. Chapter 3, Table 3.3-1 “Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones”
3. Chapter 5, Section 5.2.B “Yard Encroachments”
4. Chapter 5, Section 5.6.D “Development Standards for Off-Street Parking Facilities”
5. Chapter 5, Section 5.12 “Accessory Structures”
6. Chapter 6 “Glossary”

SECTION 4. Severability

If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

SECTION 5. Publication and Effective Date

Within fifteen (15) days after adoption, a summary of this Ordinance shall be published once in the *Riverside Press Enterprise*, a newspaper of general circulation printed and published in Riverside County and circulated in the City of Eastvale, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED, APPROVED, AND ORDAINED this 22nd day of May 2013.

Ike Bootsma, Mayor

Attest:

Ariel Berry, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 2013-09 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 22nd day of May, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ariel M. Hall, Assistant City Clerk

Exhibit A – Zoning Code Updates

Attachment 4

April 17, 2013 Planning Commission Staff Report



City of Eastvale
Planning Commission Meeting Agenda
Staff Report

MEETING DATE: APRIL 17, 2013

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

**SUBJECT: UPDATES TO THE EASTVALE ZONING CODE TO ADDRESS
PATIO COVERS, COMPACT PARKING, AND MISCELLANEOUS
TYPOGRAPHICAL AND OTHER ISSUES**

**RECOMMENDATION: THAT THE PLANNING COMMISSION CONSIDER STAFF'S
SUGGESTED ZONING CODE UPDATES AND, IF DESIRED, RECOMMEND
ADOPTION BY THE CITY COUNCIL**

BACKGROUND:

Last year, following the adoption of the first Eastvale General Plan, the City adopted an updated Zoning Code, which consisted primarily of a reorganization and cleanup of the Zoning Code inherited from Riverside County upon incorporation.

It was anticipated by staff at that time that additional changes to the Zoning Code would be needed once the updated Code was put in use and “tested.” The changes discussed in this report and recommended by staff address these types of issues—minor changes and updates to address issues which have become apparent over the past 10 months since the adoption of the updated Code.

DISCUSSION:

Staff is recommending changes to the Zoning Code in three basic areas:

- Adding new standards to address problems faced by homeowners whose small back yards don't currently allow the construction of a patio cover;
- Replacing compact parking standards that were inadvertently deleted during the 2012 Zoning Code update; and
- Correcting various typographical and other items

In addition to staff's recommended changes, this staff report addresses changes to the City's regulation of basketball hoops and similar recreational equipment in residential front yards. These changes were requested by the City Council in March; Planning and the City Attorney's office have developed proposed revised language for the Zoning Code to allow and regulate this equipment to ensure the safety of players and the public.

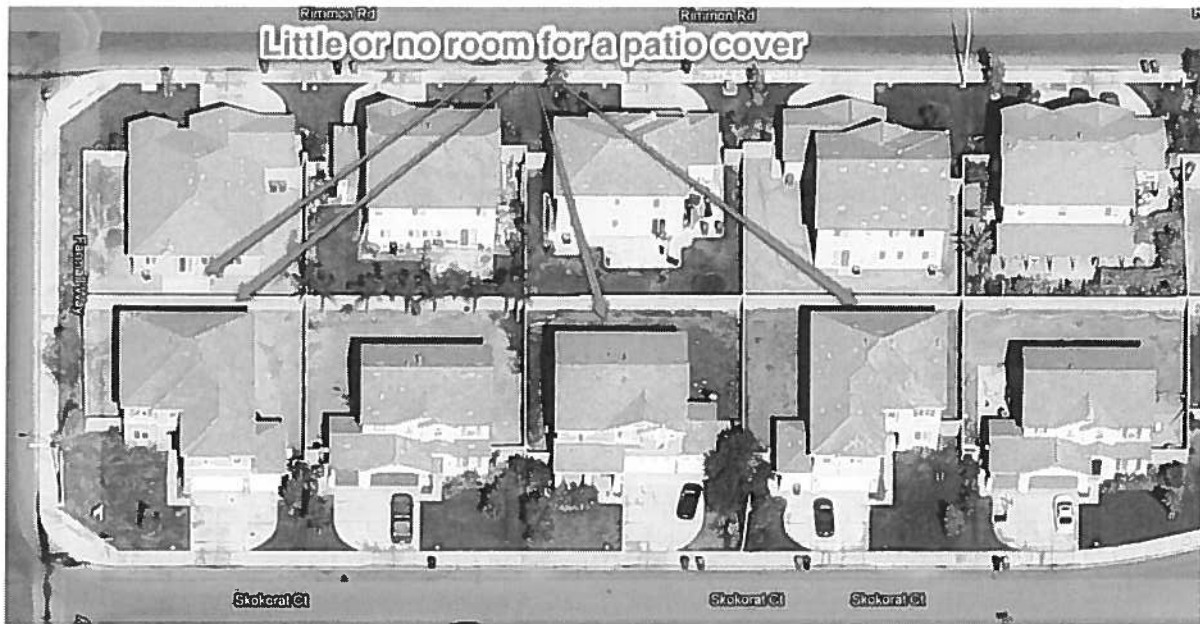
These are discussed in more detail below.

Patio Covers

The current Zoning Code's standards for patio covers (unchanged from the original County of Riverside Zoning Code) are creating problems for many homeowners. Due to a combination of factors (relatively large homes being placed on relatively small lots, combined with a shallow, ten-foot-deep required rear yard), many homeowners cannot legally construct a patio cover in their back yard.

In summary, the Zoning Code requires a rear yard setback of 10 feet; when the home itself is built at the setback line, there is no room left for a patio cover. The Zoning Code contains standards for accessory structures (in Section 5.12) that would allow some types of structures even in these small back yards, but these standards require a minimum six-foot separation between the accessory structure and the home; a typical patio cover, which is attached to the home, is therefore not an "accessory structure."

An example of typical street on which many homes apparently do not have room for a patio cover is shown below:



Staff recognizes that there are many patio covers in Eastvale which extend to within a few feet of the rear fence (or, in some cases, to the rear lot line itself). These may have been built without permits, or the County may have interpreted the Zoning Code differently. Staff's intent with this suggested change to the Zoning Code is to provide a clear, workable standard that will allow homeowners in virtually every circumstance to build a patio cover for their family's enjoyment and comfort.

The patio cover regulations proposed by staff (included in the redline changes in the attachments to this staff report) include:

- Clearly defining what a patio cover is (for instance, it must be open and not enclosed);
- Creating standards specific to patio covers which would allow the covers to extend to within three (3) feet of the rear property line, and to each side yard setback line.

Various other minor clean-up items are also included in the Accessory Structure regulations to clarify regulations that have in practice proven to be difficult to interpret and apply consistently.

These standards would apply in all of the City's residential zones, but would not apply to homes in Planned Residential Developments or Specific Plans that include their own setback standards. The majority of homes in Eastvale, however, would be able to take advantage of these standards.

Planning has discussed the proposed changes with the City's Building and Safety Department and with the Fire Department; neither agency has concerns.

Compact Parking

The Zoning Code inherited by the City upon incorporation included standards for compact parking. Up to 20 percent of parking spaces in a parking lot could be “compact,” meaning that they are slightly smaller than a standard parking space.

Most parking lots in Eastvale include compact spaces, consistent with the original Zoning Code.

When the Code was updated last year, the compact parking standards were inadvertently lost in the process of reorganizing the Code’s sections. Simply put, the “delete” key was apparently hit instead of the “paste” key. This error was not identified until several months after the Code was adopted.

Staff’s concern is that if the compact parking spaces are not included in the Zoning Code, several issues could arise:

- A project that wishes to include compact parking to reduce the amount of paved parking area would not be able to do so; and
- Existing parking lots that include compact spaces would be inconsistent with the Zoning Code and, if changed, would need to be restriped without compact spaces. This could cause problems for commercial or other developments if enough parking could not be provided without the use of compact spaces.

For these reasons, staff is recommending that the pre-existing compact parking requirements be replaced, as shown in the attachments to this report.

Various Typographical and Other Issues

This category of changes includes a number of minor items:

- On page 3-5, “Planned Residential Developments” are shown as a type of use. This should be removed, since a Planned Residential Development (or “PRD”) is a zoning district, not a use.
- On page 3-8, the “Maximum Lot Coverage” standards that apply to the R-1, R-2, and R-3 zones should be removed. Maximum building intensity is already governed by setback and other regulations; the coverage standard has not been used in the past and is not in staff’s opinion necessary.
- On page 3-14, “Printers or Publishers” are incorrectly shown as being permitted in the W-1 (Watercourse) zoning district. This use should not be permitted in this zoning district, and staff recommends deleting the “P” for the use.

- On page 6-12, “Figure 6-3” is incorrectly numbered; it should be “Figure 6-4”

Basketball Hoops and Other Recreational Equipment

The City’s current standards (in Section 5.8 of the Zoning Code, “Neighborhood Preservation Standards”) are relatively strict. In general, moveable equipment (such as a portable basketball goal) can be used so long as it does not “encroach upon any street, sidewalk, or right of way.” Permanent equipment (such as a basketball goal which is permanently installed) is not allowed under and circumstances.

A recent Code Enforcement action, in which a homeowner who had installed a permanent basketball goal some years ago was cited for violating the Zoning Code, brought this regulation to the attention of the City Council. After discussing this particular enforcement situation, the Council decided that this type of equipment, which encourages healthy, outdoor play, should be allowed.

The City Council directed staff to prepare an amendment to the Zoning Code to accomplish two goals:

- Allow permanent equipment in front yards, driveways, etc., and
- Ensure that the use of the equipment will not create a hazard for pedestrians or motorists

The proposed language (included in the attachments to this staff report) does this, but revising the Neighborhood Preservation Standards to allow permanent equipment and establish a minimum distance of ten (10) feet from the driveway/sidewalk junction to the basketball goal. This ten-foot distance would allow most or all of a standard basketball court “key” on a standard two-car garage driveway, keeping play off the sidewalk or street.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a motion recommend adoption of an ordinance by the City Council making changes to the Zoning Code as discussed in this staff report.

PLANNING COMMISSION OPTIONS

In addition to staff’s recommendation, the Planning Commission can:

- Recommend staff’s changes with amendments (changes in language, etc.).
- Recommend some of staff’s changes but not all.

- Recommend that the City Council make no changes to the Zoning Code at this time.

If there are additional changes to the Zoning Code that the Planning Commission would like to see, staff recommends that the changes addressed in this report be processed now, and that staff be allowed to seek authorization to process the additional changes at the next available opportunity.

ENVIRONMENTAL REVIEW

Because the proposed changes are minor in nature, staff has prepared a draft Notice of Exemption (attached to this staff report) for adoption by the City Council, should the Commission recommend approval of the Zoning Code changes.

FISCAL IMPACT:

Other than staff time to prepare and process this proposed amendment to the Zoning Code, no further City fiscal resources will be required.

ATTACHMENTS:

1. Proposed Zoning Code Changes (shown in redline form)
2. Existing and Proposed Recreational Equipment Regulations

Prepared by: Eric Norris, Planning Director
Reviewed by: City Manager
City Attorney

ATTACHMENT 1
PROPOSED ZONING CODE CHANGES

C. Development Standards

The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

TABLE 3.2-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL AND AGRICULTURAL ZONES

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-T
<u>Lot Dimensions</u>										
Lot Size per Dwelling	--	--	--	--	--	--	--	--	--	⁸
Minimum Lot Size	20,000sf	20,000sf	20,000sf	21,780sf ²	7200sf ²	7200sf ²	7200sf ²	--	--	5,000sf ²
Minimum Lot Width	100ft	100ft	100ft	80ft	60ft ³	65ft ³	60ft ³	--	--	⁹
Minimum Lot Depth	150ft	150ft	150ft	150ft	100ft	100ft	100ft	--	--	⁹
<u>Setbacks</u>										
Front	20ft	20ft	20ft	20ft	20ft ⁴	20ft ^{4,10}	10ft ^{4,10}	--	50ft ⁴	⁹
Side – Interior	5ft	10ft	10ft	10ft	5ft ⁴	5ft ^{4,7}	5ft ^{4,7}	--	50ft ⁴	⁹
Side – Street	5ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,5}	5ft ^{4,5}	--	50ft ⁴	⁹
Rear	10ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,10}	⁵	--	50ft ⁴	⁹
Separation	--	--	--	--	--	10/15/20ft ⁶	--	--	20ft	⁹
<u>Height</u>										
Primary Building	40ft	40ft	40ft	40ft	40ft	40ft	50ft	--	50ft	35ft
Primary Building (per Section 5.1)	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--	75ft	75ft
Maximum Lot Coverage	--	--	--	--	60% ⁻⁻	60% ⁻⁻	60% ⁻⁻	--	--	--
Density	Established by the Eastvale General Plan, Land Use Map									

Note to the reader: prior to adoption of this Code, the PRD zone was referred to as the R-4 zone.

In addition to these development standards, the standards of the Countywide Design Guidelines adopted by the City shall also apply. In the event of a conflict between this Zoning Code and the Countywide Design Guidelines, the more stringent standard shall apply.

Land Use	C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales and Rental					P	P	P		
Truck Service	C	C			P	P	P		
Public and Quasi-Public Uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 4.14
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		

Section 5.2 Yard Measurements

A. Yard and Setback Regulations

1. **Required yard area.** Except as otherwise specified in this Zoning Code, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may intrude as permitted (see Figure 5.2-1 Lot and Yard Types).
2. **Lots abutting two or more streets.** In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards of any of the streets (see Figure 5.2-1 Lot and Yard Types).
3. **Through lots.** Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 5.2-1 Lot and Yard Types).
4. **Lot area, depth, width, and setback reduction.** Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
5. **Setback measurement.** The setback of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the Circulation Plan Roadway System and Sizing Map of the City's General Plan. The width of any street or highway which does not appear in the Circulation Plan shall be determined from the standards for street widths and improvements set forth in the City's Development Standards.

See Chapter 3, Sections 3.2 and 3.3 for more detailed yard and setback requirements and refer to Chapter 6 for definitions and illustrations of lot types.

B. Yard Encroachments

Where yards are required by this code, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

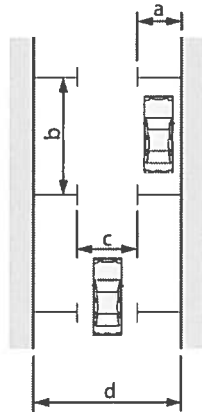
1. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet and/or into the required rear yard a distance not to exceed ~~(5)~~-five (5) feet.
2. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard a distance not to exceed one (1) foot. Eaves, not including patio cover eaves, may extend three (3) feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.
3. Detached accessory structures as identified in Section 5.12 Accessory Structures.
4. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach twenty-four (24) inches into the required yard area when the finished floor of the window bay is at least fifteen (15) inches above the finished floor of the room.

Table 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

Figure 5.6-2: Parallel Parking Space and Drive Aisle Dimensions



c. Compact parking spaces. Up to 20 percent of the total required parking spaces may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY". Compact car parking spaces and aisles may be reduced from the dimensions listed in the figures and tables in Section 5.6.D.1.b as follows:

- 1) Parking space width may be reduced by no more than one-half foot.
- 2) Parking space length may be reduced by no more than two feet.
- 3) When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.

e-d. Off-street parking for private residences. Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

- 5-4) Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood;

Section 5.12 Accessory Structures

A. Applicability

The regulations and standards contained in this section shall apply to Accessory Structures as defined in Chapter 6 Glossary. These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Chapter 3 Zoning District Regulations and Chapter 4 Standards Related to Specific Uses. Specifically, this section covers those accessory uses within the Residential Uses land use category. Other land use categories are addressed in other chapters of this code.

B. Permit Requirements and Exceptions

Except as otherwise exempt below, the majority of accessory structures governed by this section shall go through a simple plan check (Zoning Clearance) at the time a building permit is issued to ensure compliance with applicable regulations. However, in accordance with Section 2.1 Development Review, some larger, enclosed accessory structures may require Development Review permit approval to ensure compliance with all applicable provisions of this code.

~~The following structures shall be exempt from the requirements of this section as specified below and are subject to compliance with all other provisions of this code:~~

- ~~1. Enclosed and/or solid-roofed accessory structures smaller than one hundred twenty (120) square feet in size with no portion of the structure equal to or greater than nine (9) feet in height. Structures shall not be located in a required front yard. In order to maintain necessary fire breaks, all combustible accessory structures shall be set back a minimum of three (3) feet from side and rear property lines with a minimum six (6) foot separation between structures.~~
- ~~1. Landscape features (e.g., garden gateways, gazebos, gates) and play equipments that are smaller than one hundred twenty (120) square feet in size with no portion of the structure equal to or greater than eight (8) feet in height. In order to maintain necessary fire breaks, combustible landscape features shall be set back a minimum of three (3) feet from all interior property lines with a minimum six (6) foot separation between structures.~~

C. Development Standards

The development standards in this section are intended to supplement the standards in the underlying Base Zoning District for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

1. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.
2. Not more than 30 percent of the required rear yard shall be occupied by accessory structures, not including patio covers.
3. The appropriate approving authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.
4. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.

- Proposed structures must meet the development standards outlined in Table 5.112-1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category.

Table 5.112-1: Development Standards for Accessory Structures

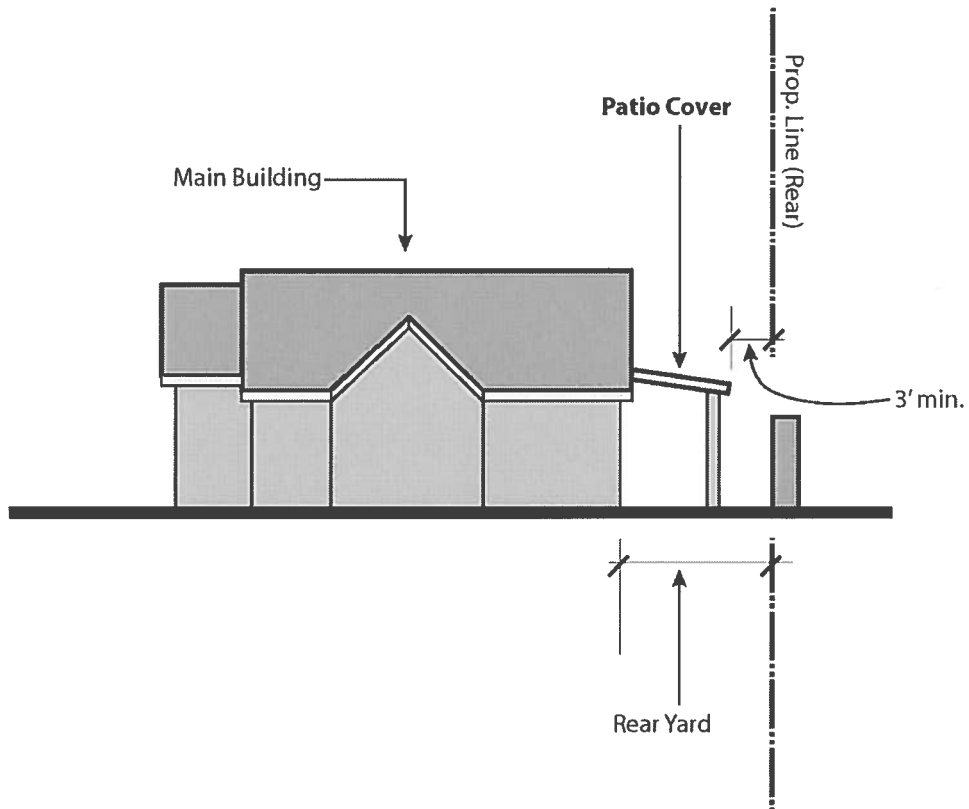
Accessory Use Category	Setback from				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
General ¹	²	12.5 ft. ²	3 ft. ³	3 ft. ³	6 ft.
Small Accessory Structures < 120 sq. ft. and < 8 ft. tall (Combustible) ¹	²	12.5 ft.	3 ft.	3 ft.	6 ft.
Small Accessory Structures < 120 sq.ft. and < 8 ft. tall (Non-combustible) ¹	²	None	None	None	None
General Accessory Structures >= 120 sq. ft. or >= 8 ft. tall	²	12.5 ft.	3 ft.	3 ft.	6 ft.
Patio covers ³	²	⁴	⁴	3 ft. ⁵	Must be attached to main building
Swimming pool or spa ⁴	⁶	⁶	3 ft. ⁷	3 ft. ⁷	None
Pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment	⁶	⁶	None	None	None
Pad < 8 inches tall	None	None	None	None	None

Notes:

- Unless otherwise described in the table, all accessory structures must meet the setbacks in the “General” category. 1. Includes landscape features (e.g. garden gateways, gazebos, gates) and play equipment.
- The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
- Patio covers shall not exceed 9 feet in height within the required rear yard.
- The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building. 4. The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district.
- Minimum setback distance for patio covers, including eaves. See Figure 5.12-1 Patio Cover Encroachment.
- Swimming pools, spas, pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment may not be located within the required front or side street yard. 3. Accessory structures must maintain a minimum three (3) foot setback from property lines for any portion of the structure, except that smaller structures or sheds which do not exceed one

- ~~hundred twenty (120) square feet in area and nine (9) feet in height overall may be placed on the property line. Swimming pools and spas may not be located within the required front or side street yard.~~
7. The City Building Inspector may approve setbacks of less than three (3) feet. For the purpose of this section, setback shall be from the right of way or property line to the water line.
- ~~4. Swimming pools and spas may not be located within the required front or side street yard.~~
5. The City Building Inspector may approve setbacks of less than three (3) feet. For the purpose of this section, setback shall be from the right of way or property line to the water line.

Insert Figure 5.12-1 Patio Cover Encroachment



Nonconforming Building. A building that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such a building is situated.

Nonconforming Use. The use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit Clubs. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, Change of. A discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied. Used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor Film Studios. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor Lighting. Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor Storage. Any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking Area. Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio Cover. A structure attached to the main building and fully unenclosed on all sides except the side which is the main building. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

ATTACHMENT 2

EXISTING AND PROPOSED

RECREATIONAL EQUIPMENT REGULATIONS

Existing Recreational Equipment Regulations

Zoning Code Section 120.05.080.d. (1) f and g:

- f. Any transportable or movable recreational equipment shall be permitted in a front yard or driveway of a property, but shall not be used in, or shall not encroach upon, any street, sidewalk or right-of-way;
- g. Any recreational equipment shall not be permanently installed in front yard, driveway, sidewalk, street, or right-of-way. Concealment of the recreational equipment with a cover or other camouflage material is not an acceptable alternative to this provision.

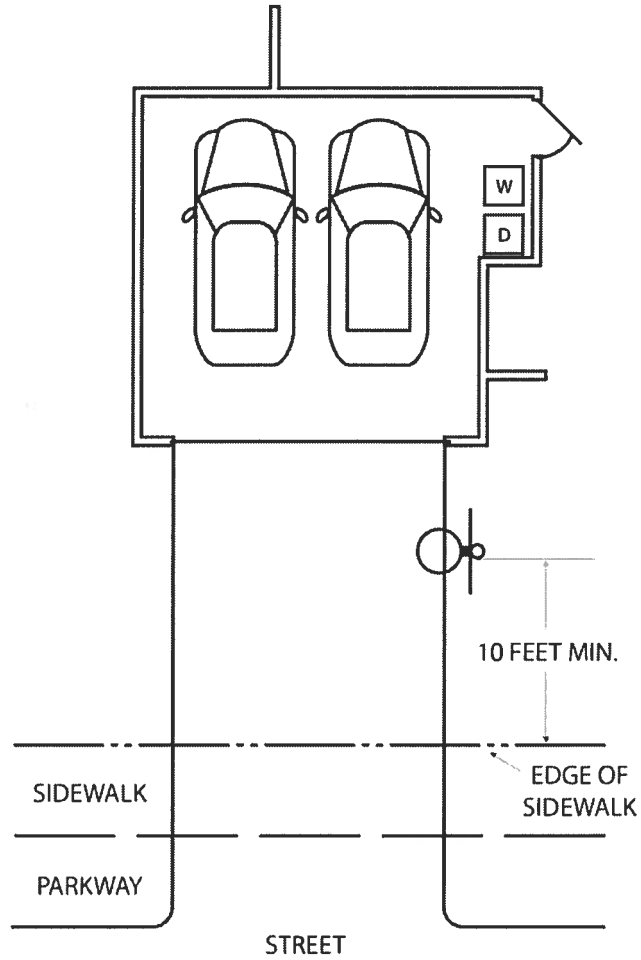
Proposed Recreational Equipment Regulations

Zoning Code Section 120.05.080.d. (1) f and g:

- f. Permanent or movable recreational equipment, including basketball goals shall not be permitted in or upon any street, sidewalk or public right of way. Basketball goals may be permanently installed to the home and basketball goals may be permanently installed in the front yard or adjacent to the driveway of private property subject to the locational requirements specified in subsection g below. For the purpose of this subsection, the following definitions apply:
 - 1. "Basketball goal" or "hoop" means, except where the context clearly indicates some specific part, any part of a back-board, hoop, net, or supporting apparatus.
- g. To ensure the safety of players and the public, the following standards apply to the permanent installation of basketball goals permitted under subsection f.:
 - 1. Basketball goals must be located so that the distance from the supporting apparatus to the edge of the sidewalk closest to the home is at least ten (10) feet.
 - 2. No part of a permanent supporting apparatus may be located in the driveway.

The figure below illustrates these standards.

Basketball Goal Location Standards



3. Moveable recreational equipment, including basketball goals may be placed for use on the driveway or any other appropriate surface which is permitted by this Zoning Code, provided that the minimum distance specified above is maintained.



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: PROJECT NO. 11-0558 – THE TRAILS AT EASTVALE RESIDENTIAL DEVELOPMENT BY RICHLAND COMMUNITIES – REQUEST FOR A GENERAL PLAN AMENDMENT FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL, A CHANGE OF ZONE FROM A-2-10 TO PRD, A TENTATIVE TRACT MAP TO SUBDIVIDE A 50.5-ACRE SITE INTO 224 SINGLE-FAMILY RESIDENTIAL LOTS AND 13.7 ACRES OF PARKLAND, TRAILS, AND OPEN SPACE, AND A MITIGATION MONITORING AND REPORTING PROGRAM – APN: 144-010-034 AND -035

RECOMMENDATION

On April 17, 2013, the Planning Commission considered the proposed project and recommended that the City Council approve the project by taking the following actions:

1. Adopt a Resolution which includes:
 - a. Adoption of an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for project No. 11-0558;
 - b. Adoption of findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map 36423; and
 - c. Approval of a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.
 2. Adopt an Ordinance for approval of a Change of Zone from Heavy Agriculture (A-2-10) to Planned Residential Zone (PRD) for 50.5-acre at 6311 Archibald Avenue and adoption of Official PRD Development Standards as described and illustrated PRD No. 11-0558 – Neighborhood Design Standards.
-

BACKGROUND:

Planning Commission Discussion – March 20, 2013

On March 20, 2013 the Planning Commission considered the project and voted to continue it to the following meeting on April 17, 2013. At the meeting, the Commission expressed concern about changing the General Plan land use designation of the project site from Light Industrial (LI) to Medium Density Residential (MDR). The Commission requested staff to provide additional information and analysis of the following issues:

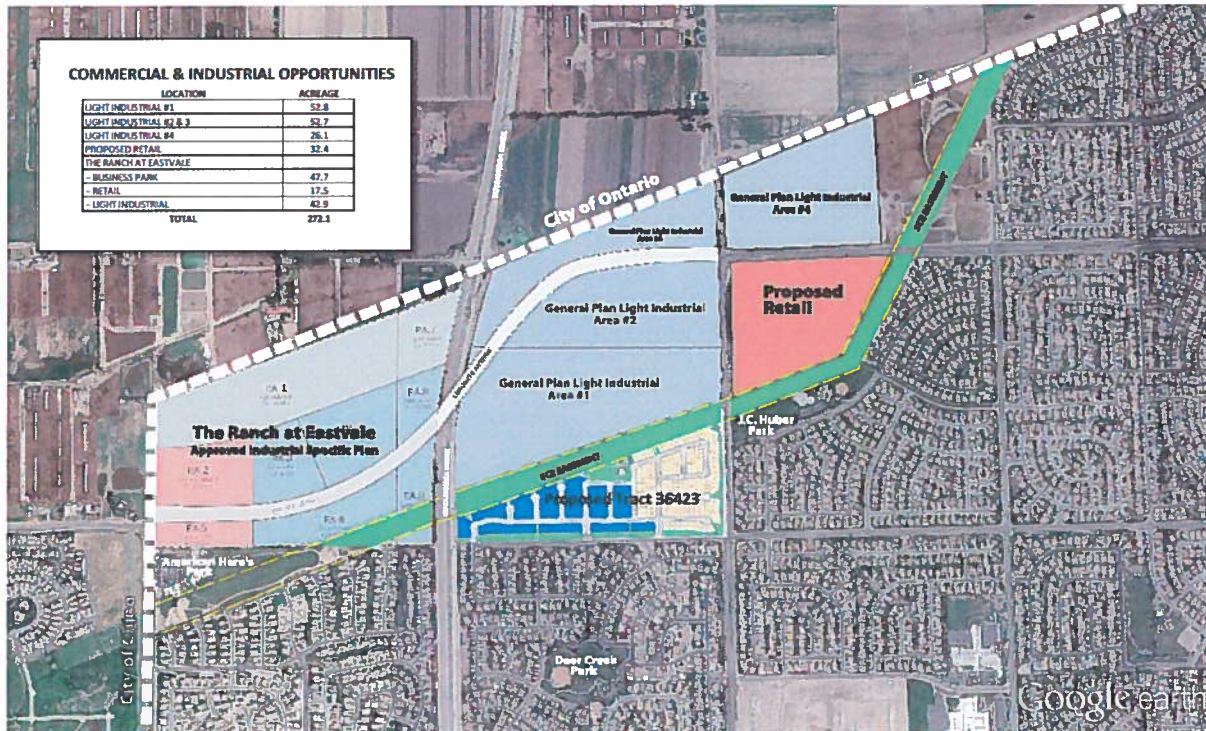
- The loss of industrial development potential on the project site, and impacts to the City's ability to provide employment opportunities and generate revenues
- Potential use of the project site as a future school site
- Impacts on the school system as a result of converting industrial land to residential
- Impact of the project on the alignment and extension of Limonite Avenue from Archibald Avenue to Hellman Avenue
- Impact of the project on the future development of The Ranch at Eastvale, an approved industrial specific plan

Planning Commission Discussion – April 17, 2013

On April 17, 2013 the Planning Commission considered supplemental information about the project's regional setting, relationship to The Ranch at Eastvale (an approved Industrial Specific Plan), the remaining industrial/commercial land north of the Southern California Edison (SCE) easement, and the proposed future alignment of Limonite Avenue. The project site is shown in Figure 1 – Regional Project Setting. The Planning Commission also considered supplemental information about airport compatibility restrictions on the use of the site as a school and were also provided information about the amount of school impact fees the project will generate, estimated at \$2.8 Million.

A fiscal impact analysis was presented, which showed that Light Industrial land uses actually have a slight negative fiscal impact on City revenues of -\$113 per acre. As requested staff prepared employment generation estimates that showed potential job losses from converting the site to residential that could range from 216 – 340 jobs. However, potential job generation on the remaining industrial/commercial land in the area is estimated to range from 2,377 – 4,140 jobs.

Figure 1: Regional Project Setting



DISCUSSION:

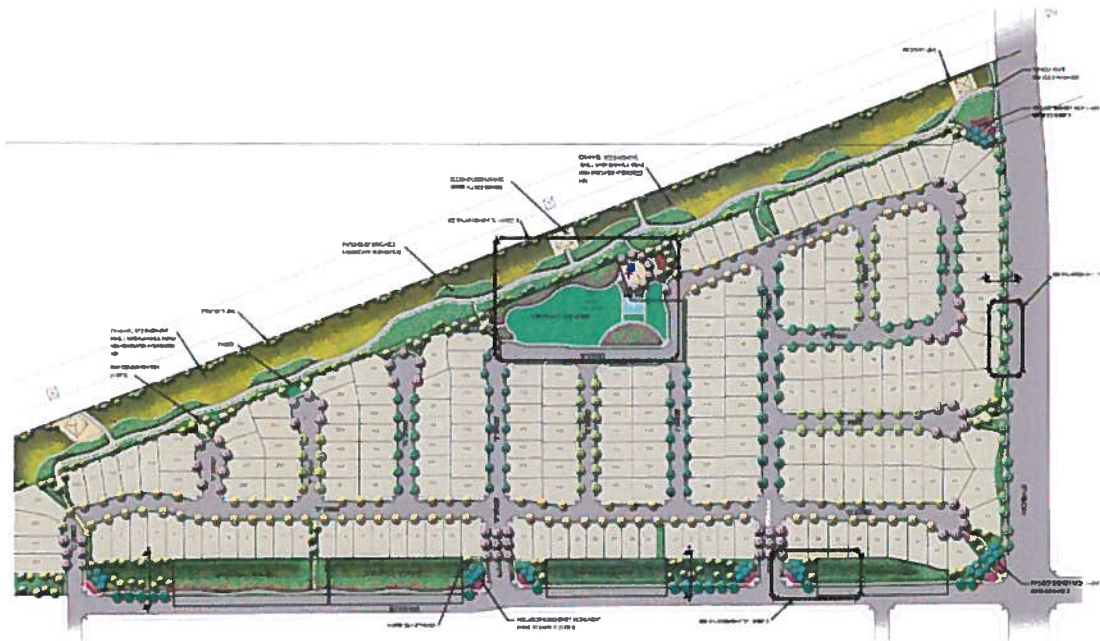
Project Description

The project, which is called “The Trails at Eastvale,” is a walkable residential development proposed by Richland Communities. The project consists of 224 single-family lots on 50.5 acres currently designated for industrial use in the Eastvale General Plan. The project will offer eight floor plans, ranging from 1,800 square feet to 2,800 square feet, on two distinct lot sizes.

The centerpiece of the project will be the neighborhood park and adjoining trail system that will be constructed by the developer; but ultimately owned and managed by Jurupa Community Services District for use by the general public. The park will feature restrooms, half-court basketball, tot lot, bicycle parking, open grass play area, and access to a 1.5-mile loop trail in the SCE easement area and along the project perimeter. “Par-course” exercise stations and covered benches will be spaced along the trail system to support active and healthy lifestyle choices.

An illustrative site plan of the proposed project is shown in Figure 2.

Figure 2: Illustrative Site Plan



Although the lots are smaller than what has typically been developed in Eastvale, the development standards of the proposed Planned Residential Development require the lots to have deeper rear yard setbacks than required by the City of Eastvale Zoning Code; the lots will have rear yards large enough for small pools and Jacuzzis (and, with proposed changes to the Zoning Code, enough room for a patio cover).

The proposed project is described in detail in the Planning Commission's March 20, 2013 and April 17, 2013, staff reports, included as Attachments to this report.

Planning Commission Recommendation

The proposed project was presented to the Planning Commission on March 20, 2013, and again on April 17, 2013 for review and recommendation to the City Council. On April 17, 2013 the Planning Commission voted 4-0 to recommend approval of the project to the City Council (Commission member Patel was not present for the vote).

The Planning Commission recommended the City Council take the following actions:

1. Adopt a Resolution which includes:
 - a. Adoption of an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for project No. 11-0558;

- b. Adoption of findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map 36423; and
 - c. Approval of a General Plan Amendment, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.
2. Adopt an Ordinance for approval of a Change of Zone from Heavy Agriculture (A-2-10) to Planned Residential Zone (PRD) for 50.5-acre at 6311 Archibald Avenue and adoption of Official PRD Development Standards as described and illustrated in PRD No. 11-0558 – Neighborhood Design Standards.

Alternatives

The Planning Commission has recommended approval of the proposed project to the City Council. If the Council disagrees with the Commission's recommendation, the following alternative actions are also available to the City Council:

- Approve the proposed project with modified conditions.
- Continue the project decision to a future meeting with direction to the applicant to make revisions or provide additional information.
- Deny the proposed project.
- Provide other direction to staff.

FISCAL IMPACT:

Conditions of approval on the project require the payment of development impact fees to offset the incremental increase in the cost of providing services as a result of this project. The developer of the project will be responsible for the construction of all infrastructure, park, trail, and street improvements needed for the project. Maintenance costs for public improvements will be provided through a variety of mechanisms acceptable to the City. As a result, the project is not expected to have a direct financial impact on the City's budget.

ATTACHMENTS:

1. Conditions of Approval
2. Resolution for Initial Study/MND, MMRP, General Plan Amendment, and TTM- 36423
3. Ordinance for Change of Zone, and PRD – Neighborhood Design Standards
4. Planning Commission Staff Report for April 17, 2013
5. Planning Commission Staff Report for March 20, 2013 and Findings
6. Tentative Tract Map Exhibits
7. PRD - Neighborhood Design Standards Booklet
8. Initial Study/Mitigation Negative Declaration (On File In The City Clerks Office)
9. Mitigation Monitoring and Reporting Program (On File In The City Clerks Office)

Prepared by: Jerry Guarracino, Senior Planner
Reviewed by: Eric Norris, Planning Director
Carol Jacobs, City Manager
John Cavanaugh, City Attorney

ATTACHMENT 1

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

Project No. 11-0558: Planned Residential Development (PRD), General Plan Amendment from Light Industrial to Medium Density Residential , Change of Zone from A-2-10 to PRD, and Tentative Tract Map 36423 to develop a 50.5-acre site with 224 single family detached dwelling units/lots and a 1.8-acre park site.

Assessor’s Parcel Numbers: 144-010-034 and -035

Planning Commission Review Date: March 20, 2013/April 17, 2013

City Council Action – First Reading: May 8, 2013

City Council Final Action Date

Expiration Date: XXXX, XX 2016

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	In compliance with Section 15075 of the CEQA Guidelines, a Notice of Determination (NOD) shall be filed with the Riverside County Clerk no later than XXXX, 2013 (within five (5) days of project approval). The NOD shall include the required California Department of Fish and Game (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of \$2,206.25 no later than XXXX, 2013. Failure to pay the required fee will result in the project being deemed null and void (California Fish and Game Code Section 711.4(c). The fee is broken down as follows: a. California Department of Fish and Game fee of \$2,156.25; and b. Riverside County Clerk administrative fee of \$50.00	XXXX, 2013	Planning Department	
2.	The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department no later than XXXX.	XXXX, 2013	Planning Department	

	Applicant Signature	Date		

CONDITIONS OF APPROVAL

3.	<p>The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>	Ongoing	Planning Department	
4.	<p>With ten calendar days of final approval by City Council, the applicant shall provide to the Planning Department five bound copies and electronic versions in WORD and PDF formats of the Revised Final Neighborhood Design Standards reflecting any changes made during the approval process.</p>	Following City Council Approval	Planning Department	

CONDITIONS OF APPROVAL

5.	The project shall be developed in accordance with the tentative tract map and Neighborhood Design Standards of PRD No. 11-0558 approved by the City Council on XXXXXX, 2013. The applicant may request approval for any modifications/revisions to the approved project as outlined in the Eastvale Zoning Code and/or Subdivision Map Act.	Ongoing	Planning and Engineering Departments
6.	<p>The following uses shall be prohibited:</p> <ul style="list-style-type: none"> • Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. • Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport. • Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which would otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.) • Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or instrumentation. • Highly noise-sensitive outdoor nonresidential uses, children's schools, hospitals, and nursing homes. (Mitigation Measure HAZ-10) 	Ongoing	Planning, Building, and Public Works Departments

CONDITIONS OF APPROVAL

Prior to Issuance of Demolition and Grading Permits

7.	Demolition of abandoned structures will be preceded by a survey for bat presence. Structures being used by bats will not be removed until it has been determined that bats are no longer using the site or until demolition can be carried out without harming any bats. (Mitigation Measure BIO-2)	Prior to Issuance of Demolition Permits	Planning and Public Works Departments	
8.	<p>Per MSHCP Species-Specific Objective 6, pre-construction presence/absence surveys for burrowing owl within the survey area where suitable habitat is present will be conducted for all covered activities through the life of the permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.</p> <p>The breeding period for burrowing owls is February 1 through August 31, with the peak being April 15 to July 15, which is the recommended survey window. Winter surveys may be conducted between December 1 and January 31. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed.</p> <p>Surveys shall be completed for occupied burrowing owl burrows within all construction areas and within 150 meters (500 feet) out from the project work areas (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. (Mitigation Measure BIO-3)</p>	Review of Project Plans; Construction Inspections	Planning and Public Works Departments	
9.	<p>Based on the burrowing owl survey results, the City shall require the project applicant to take the following actions to offset impacts prior to ground disturbance if owls are found to be present:</p> <ul style="list-style-type: none"> • If paired owls are nesting in areas scheduled for disturbance or degradation, nest(s) shall be avoided from February 1 through August 31 by a minimum of a 75-meter (250 feet) buffer or until 	Prior to Issuance of Grading Permits and During Construction	Planning and Public Works Departments	

CONDITIONS OF APPROVAL

fledging has occurred. Following fledging, owls may be passively relocated by a qualified biologist.

- If impacts on occupied burrows in the non-nesting period are unavoidable, on-site passive relocation techniques may be used if approved by the CDFG to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through noninvasive methods that the burrow is no longer occupied. Foraging habitat for relocated pairs shall be provided in accordance with guidelines provided by the CDFG (2012).

If relocation of the owls is approved for the site by the CDFG, the City shall require the developer to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include all of the following:

- The location of the nest and owls proposed for relocation.
- The location of the proposed relocation site.
- The number of owls involved and the time of year when the relocation is proposed to take place.
- The name and credentials of the biologist who will be retained to supervise the relocation.
- The proposed method of capture and transport for the owls to the new site.
- A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control).
- A description of efforts and funding support proposed to monitor the relocation.

If paired owls are present within 50 meters (160 feet) of a temporary

CONDITIONS OF APPROVAL

	project disturbance (i.e., parking areas), active burrows shall be protected with fencing/cones/flagging and monitored by a qualified biologist throughout construction to identify losses from nest abandonment and/or loss of reproductive effort (e.g., killing of young). (Mitigation Measure BIO-4)			
10.	Prior to the issuance of a grading permit, a qualified paleontologist acceptable to the City of Eastvale shall be retained to evaluate the significance of any inadvertently discovered paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Eastvale and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the paleontological resource's disposition to the City's Planning Director. The project shall pay for all required treatment and storage of the discovered resources. (Mitigation Measure CUL-7)	Prior to Issuance of Grading Permits	Planning and Public Works Departments	
11.	Prior to overexcavation and recompaction of the on-site alluvial soil, all manure shall be cleared and removed from the site. In addition, organic-rich soil (containing visible organic matter or containing an organic content of 2 percent by weight or more) shall be removed to the extent possible without leaving the site short on soil. Removal and disposal of manure and organic-rich soil shall be monitored by a qualified engineer and geologist. Additional organic content testing shall be performed during removal to guide disposal operations. Minor amounts of organic-rich soil encountered during rough grading can be mixed with clean soil, provided the final organic content is less than 2 percent by weight. (Mitigation Measure GEO-3)	Prior to Issuance of Grading Permits	Planning and Public Works Departments	
12.	Prior to overexcavation and recompaction of the on-site alluvial soil, any clean uncontrolled artificial fill shall be removed and may be used as compacted fill for the project. (Mitigation Measure GEO-4)	Prior to Issuance of Grading Permits	Planning and Public Works Departments	

CONDITIONS OF APPROVAL

13.	<p>The following measures shall be implemented to reduce the impacts of construction noise:</p> <ul style="list-style-type: none"> • During all project site excavation and grading on site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise-sensitive receptors nearest the construction area. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. • Homeowners shall be notified via postings on the construction site 24 hours before major construction-related noise impacts such as grading that may affect them. <p>All construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday and Sunday, with no construction allowed on legal holidays.</p>	<p align="center">Compliance During Grading and Construction Activities</p>	<p align="center">Planning and Public Works Departments</p>	
14.	<p>Surveys shall be conducted to determine the presence of asbestos and/or lead-based paint prior to the demolition and removal of the houses from the site. The milking barn, holding pens, two maintenance buildings, one commodity barn, and the several other smaller structures shall be tested for asbestos but not for lead-based paint. (Mitigation Measure HAZ-1)</p>	<p align="center">Prior to Issuance of Demolition Permits</p>	<p align="center">Planning, Building, and Public Works Departments</p>	

CONDITIONS OF APPROVAL			
15.	Existing septic systems shall be properly abandoned and removed prior to development of the site. (Mitigation Measure HAZ-2)	Prior to Issuance of Grading Permits	Planning, Building, and Public Works Departments
16.	On-site water supply wells shall be properly abandoned prior to development of the site. (Mitigation Measure HAZ-3)	Prior to Issuance of Grading Permits	Planning, Building, and Public Works Departments
17.	Containers of hazardous materials and petroleum products stored on site in conjunction with the dairy operations shall be removed for off-site disposal by a licensed hazardous waste handling contractor prior to development of the site. (Mitigation Measure HAZ-4)	Prior to Issuance of Grading Permits	Planning, Building, and Public Works Departments
18.	The existing aboveground storage tanks shall be decommissioned in accordance with applicable rules and regulations prior to the development of the site. Stained concrete, accumulated sediment, and liquids in secondary containment basins shall be cleaned and/or removed prior to development of the site. (Mitigation Measure HAZ-5)	Prior to Issuance of Grading Permits, and Monitoring During Grading Activities	Planning, Building, and Public Works Departments
19.	Documentation of the disposition of the historic 500-gallon diesel underground storage tank (UST) shall be sought. If documentation is not available, and abandoned UST is encountered during site redevelopment activities, it shall be decommissioned in accordance with applicable rules and regulations. (Mitigation Measure HAZ-6)	Prior to Issuance of Grading Permits	Planning, Building, and Public Works Departments
20.	Organic-rich sediment shall be removed from the current and former evaporation ponds locations prior to development of the site. (Mitigation Measure HAZ-7)	Prior to Issuance of Grading Permits, and Inspection During Construction	Planning, Building, and Public Works Departments

CONDITIONS OF APPROVAL

Prior to Improvement Plan Acceptance or Approval

21.	Prior to the first Improvement Plan submittal, the developer shall submit Archibald Avenue realignment design between Limonite Avenue and 65 th Street for review and approval by the City Engineer. Any conflicts with the tentative map/site plan shall result in the site being redesigned and potentially going back to the Planning Commission and City Council.	Prior to Improvement Plan Acceptance	Public Works Department	
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Prior to Recordation of Final Map

22.	Prior to and/or concurrent with final map, the developer shall dedicate and design 65 th Street from the western end of the project boundary to Archibald Avenue (width as shown on the tentative map) based upon a 70-foot modified collector street in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer. The construction shall be completed during the first phase of project construction.	Prior to Final Map	Public Works Department	
23.	Prior to final map, the developer shall dedicate and design Archibald Avenue from the northern end of the project boundary to 65 th Street (width as shown on the map) based upon a 144-foot modified urban arterial street in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer. The construction shall be completed during the first phase of project construction.	Prior to Final Map	Public Works Department	
24.	Prior to final map, the developer shall design and improve a signal modification at the intersection of Archibald Avenue and 65 th Street, to the satisfaction of the City Engineer.	Prior to Final Map	Public Works Department	
25.	Prior to final map, the developer shall provide the appropriate easements/agreements to allow the water quality basin to be constructed and maintained at the proposed location. If this cannot be accomplished prior to final map, the site will have to be redesigned.	Prior to Final Map	Public Works Department	

CONDITIONS OF APPROVAL

26.	Prior to final map recordation or issuance of building permits, the applicant shall establish to the City's and the JCSD's satisfaction plans to provide adequate funding for the cost of the construction and acquisition of public park improvements as required by the City and the JCSD and for the ongoing maintenance in perpetuity of parks, parkways, and open space areas, including street trees, trails, entry monumentation, landscaping, and appurtenances. This condition may be satisfied through the formation of or annexation to a community facilities district or other forms of financing acceptable to the City and the JCSD.	Prior to Final Map	Public Works Department	
27.	Prior to the final map, the applicant shall prepare CC&Rs which call for the establishment of a homeowners association for this project that shall at a minimum provide for maintenance, operation, and replacement (if needed) in perpetuity of community facilities including but not limited to mailboxes.	Prior to Final Map	Public Works and Planning Departments; Dept. City Attorney	
Prior to Issuance of Building Permits				
28.	A Final Site Plan of Development, consistent with the approved Neighborhood Design Standards for PRD No. 11-0558, shall be approved prior to issuance of any building permits. The Final Site Plan of Development shall require the filling of a Minor Development Review (MDR) application and approval of the Planning Director per Section 2.1.B of the Eastvale Zoning Code. The Final Site Plan of Development shall include but is not limited to the following: <ul style="list-style-type: none"> • Master home plans and elevations • Dimensioned site plan, showing setbacks and demonstrating compliance with the Development Standards of PRD No. 11-0558 • Final grading plan • Landscape and irrigation plans for private, common, and public areas • Wall and fence plan 	Prior to Issuance of Building Permits	Planning and Public Works Departments	

CONDITIONS OF APPROVAL				
	The Final Site Plan of Development may be filed as one single MDR application or as several individual MDR applications.			
29.	Prior to Issuance of the 50 th building permit (excluding Model Homes) the public park improvements in Phase One shall be completed to the satisfaction of the City.	Prior to Issuance of Building Permits	Planning, Public Works and JCSD	
30.	Prior to Issuance of the 80 th building permit (excluding Model Homes) all phase one trail and perimeter landscaping on Archibald Avenue and 65 th Street shall be completed to the satisfaction of the City.	Prior to Issuance of Building Permits	Planning, Public Works and JCSD	
31.	Prior to Issuance of the 150 th building permit (excluding Model Homes) all phase two trail improvements including the sidewalk and landscaping on the east side of "P" Street shall be completed to the satisfaction of the City.	Prior to Issuance of Building Permits	Planning, Public Works and JCSD	
32.	All exterior lighting fixtures installed as part of the proposed project shall be shielded and directed downward to minimize light spillage onto adjacent properties and streets as well as into the night sky. Specification sheets for proposed lighting fixtures shall be submitted to the City Planning Department for approval prior to issuance of a building permit. (Mitigation Measures AES-1 & HAZ-9)	Prior to Issuance of Building Permits	Planning and Public Works Departments	
33.	The applicant shall submit development plans and obtain approval from Southern California Edison (SCE) for improvements within the SCE easement consistent with the letter dated February 25, 2013, as attached to this Condition of Approval.	Prior to Issuance of Building Permits	Planning, Public Works, and Building Departments	
34.	Project plans and submittals shall show compliance with all of the seismic and site stability recommendations contained in the Preliminary Geotechnical Evaluation, prepared by T.H.E. Soils Co., Inc., dated June 22, 2011 (as amended or updated). (Mitigation Measure GEO-1)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy	Planning and Public Works Departments	
35.	To reduce the potential for damaging seismic settlement, development within the project shall place two geogrid layers within the compacted	Prior to Issuance of Building	Planning and Public Works	

CONDITIONS OF APPROVAL

	<p>fill under the proposed structures, as described below, and providing stiffened foundations, as described in Appendix 6 of the Initial Study/Mitigated Negative Declaration.</p> <p>Each structure footprint should be underlain by two layers of Tensar TriAx TX160 geogrid. The first layer of geogrid should be placed on the overexcavated bottom. The second layer of geogrid should be placed within the compacted fill 1 foot above the first layer of geogrid, placed with the roll axis perpendicular to the first layer. Adjacent rolls of geogrid should overlap a minimum of 6 inches. The geogrid should extend a minimum of 7 feet beyond the outside footing edges (including footings for attached columns or similar architectural features) or a minimum distance equal to the overexcavation depth below the footings, whichever is farther. (Mitigation Measure GEO-2)</p>	<p>Permits, and Verified Prior to Issuance of Certificate of Occupancy</p>	<p>Departments</p>	
<p>36.</p>	<p>To reduce the potential for adverse differential settlement of the proposed improvements, the underlying subgrade soil (below the manure and organic-rich soil) shall be prepared in such a manner that a uniform response to the applied loads is achieved. For structures with shallow foundations, alluvial soils shall be overexcavated and recompacted to a minimum depth of 4 feet below the bottom of the proposed footings or 5 feet below existing grade, whichever is deeper. Overexcavation and recompaction shall extend a minimum horizontal distance of 5 feet from perimeter edges of the proposed footings.</p> <p>Areas outside these overexcavation limits planned for asphalt or concrete pavement, flatwork, and site walls, and areas to receive fill, shall be overexcavated to a minimum depth of 24 inches below the existing ground surface or 12 inches below the proposed subgrade, whichever is deeper.</p> <p>After completion of the overexcavation, and prior to fill placement, the exposed surfaces shall be scarified to a minimum depth of 6 inches, moisture conditioned to or slightly above optimum moisture content, and recompacted to a minimum 90 percent relative</p>	<p>Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy</p>	<p>Planning and Public Works Departments</p>	

CONDITIONS OF APPROVAL				
	compaction, relative to the ASTM D 1557 laboratory maximum density. (Mitigation Measure GEO-5)			
37.	<p>The applicant of the proposed project shall implement the following measures to reduce long-term emissions of GHGs associated with the proposed project:</p> <ul style="list-style-type: none"> Indoor water conservation measures, such as use of low-flow toilets, showers, and faucets (kitchen and bathroom), shall be incorporated into each residential unit. The project applicant shall ensure that low-water-use landscaping (i.e., drought-tolerant plants and drip irrigation) is installed. At least 75 percent of all landscaping plants shall be drought-tolerant as determined by a licensed landscape architect or contractor and in conformance with Riverside County Ordinance No. 859. (Mitigation Measure GHG-1) 	Prior to Issuance of Building Permits, and Verified Prior to the Issuance of Certificate of Occupancy	Planning, Building, and Public Works Departments	
38.	An updated subsurface methane gas investigation shall be conducted in conjunction with site development. If elevated methane levels are identified after grading has taken place, mitigation systems may be warranted during site development. (Mitigation Measure HAZ-8)	Prior to Issuance of Building Permits	Planning, Building, and Public Works Departments	
39.	Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period that does not exceed 48 hours and which will remain dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. (Mitigation Measure HAZ-12)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy	Planning, Building, and Public Works Departments	
40.	All open space areas as indicated on the ALUC Open Land Analysis Exhibit with the notation "Revised 8/15/2012" (attached) shall be kept free of structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the	Prior to Issuance of Building Permits, and Verified Prior to	Planning, Building, and Public Works Departments	

CONDITIONS OF APPROVAL			
	ground), and overhead wires. Small trees and shrubs that exceed 4 feet in height and/or thickness of 4 inches may be allowed along the edge of open space areas where the area abuts a wall or other similar feature, provided that they are planted within 4 feet of the wall. (Mitigation Measure HAZ-13)	Issuance of Certificate of Occupancy	
41.	A final noise analysis shall be completed at the tract map level when the precise grading and architectural plans are available to ensure that all residential areas will meet the City of Eastvale exterior and interior noise level standards. (Mitigation Measure NOS-2)	Prior to Issuance of Building Permits, and Compliance During Grading and Construction Activities	Planning, Building, and Public Works Departments
42.	Construct 65 th Street (half-section improvements) as a local street from Coyote Trail Lane/Access "A" to Archibald Avenue, in conjunction with development. (Mitigation Measure TRA-1)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy	Planning, Building, and Public Works Departments
43.	Construct Archibald Avenue (half-section improvements), fronting the project site, as an Urban Arterial, in conjunction with development. (Mitigation Measure TRA-2)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy	Planning, Building, and Public Works Departments
44.	Provide cross-street stop signs at all southbound approaches for each of the three access driveways along 65 th Street. (Mitigation Measure TRA-3)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of	Planning, Building, and Public Works Departments

CONDITIONS OF APPROVAL				
		Certificate of Occupancy		
45.	On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. (Mitigation Measure TRA-4)	Prior to Issuance of Building Permits, and Verified Prior to Issuance of Certificate of Occupancy	Planning, Building, and Public Works Departments	
Prior to Project Construction				
46.	<p>The project applicant shall conduct construction and clearing activities outside of the avian nesting season (January 15–August 31), where feasible. If clearing and/or construction activities occur during nesting season, then preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within the 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate) around the nest. Alternative exclusion zones may be established through consultation with the CDFG and USFWS. The exclusion zones shall remain in force until all young have fledged.</p> <p>Reference to this requirement and the Migratory Bird Treaty Act shall be included in the construction specifications.</p> <p>If construction activities or tree removal are proposed to occur during the non-breeding season (September 1–January 14), a survey is not required, no further studies are necessary, and no mitigation is</p>	Prior to Project Construction	Planning and Public Works Departments	

CONDITIONS OF APPROVAL			
	required. (Mitigation Measure BIO-1)		
During Project Grading and Construction			
47.	An archaeological monitor shall be present during all proposed earth-moving activities to evaluate and ensure protection of any cultural resources unearthed on the site. At the completion of construction activities, the archaeological monitor shall prepare a report documenting all resources recovered and the site at which they were discovered and shall provide an interpretation of each resource. The City of Eastvale shall designate repositories in the event significant resources are recovered, with the exception of Native American resources. (Mitigation Measure CUL-1)	Monitoring During Grading and Construction	Planning and Public Works Departments
48.	The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts, that are found on the project site to the appropriate Tribe for proper treatment and disposition. (Mitigation Measure CUL-4)	During Project Grading and Construction	Planning and Public Works Departments
49.	All sacred sites, should they be encountered within the project site, shall be avoided and preserved in place as the preferred mitigation, if feasible. (Mitigation Measure CUL-5)	During Project Grading and Construction	Planning and Public Works Departments
50.	If subsurface archaeological resources are discovered during grading, the project applicant, the project archaeologist, and the appropriate Tribe(s) shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources, in accordance with the Cultural Resources Treatment and Monitoring Agreement described in mitigation measure CUL-2. If the parties cannot agree on the significance or the mitigation for such resources, these issues will be presented to the City's Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the	During Project Grading and Construction	Planning and Public Works Departments

CONDITIONS OF APPROVAL			
	appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Eastvale. (Mitigation Measure CUL-6)		
Prior to Issuance of Certificate of Occupancy			
51.	The Airport Land Use Commission (ALUC) "Notice of Airport in Vicinity" (attached to these conditions of approval) shall be provided to all potential purchasers of the property and shall be recorded as a deed notice. (Mitigation Measure HAZ-11)	Prior to Occupancy	Planning and Building Departments

RIVERSIDE COUNTY FIRE DEPARTMENT CONDITIONS OF APPROVAL



RIVERSIDE COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2300 Market St., #150, Riverside, CA 92501
Phone: (951) 955-4823
Fax: (951) 955-4886

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

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CALMESA
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LAKE ELSINORE
LA QUINTA
JURUPA VALLEY
MENIFEE
MORENO VALLEY
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DISTRICT 1
JOHN TAVAGLIONE
DISTRICT 2
JEFF STONE
DISTRICT 3
JOHN BENOIT
DISTRICT 4
MARION ASHLEY
DISTRICT 5

CONDITIONS OF APPROVAL

PERMIT NUMBER: 11-ESVL-TR-0588

Project Location: 6313 Archibald Ave & 65th Street

APPLICANT: Richard Valdez
PLANNER: Jerry Guarracino

REVIEWED BY: Dan Wagner December 19, 2012

GENERAL CONDITIONS

10. FIRE.999 PC - #01 – West Fire Protection Planning Office

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (*as noted above*) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org go to the link marked "Ordinance 787".

Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St., Ste. 150, Riverside, CA 92501 Phone: (951) 955-4777, Fax: (951) 955-4886.

10. FIRE. 999 - CASE – CITY CASE STATEMENT

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with the Riverside County Ordinances and/or recognized fire protection standards:

10. FIRE. 999 MAP - #50 BLUE DOT REFLECTORS

Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire

hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10. FIRE.999 MAP - #16 – HYDRANT SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 gpm for 2 hour duration at a 20 psi.

Hydrants shall also be located on the perimeter streets located at each street intersection with spacing of 1000 feet.

PRIOR TO RECORDATION

50. FIRE. 999 MAP - #004 ECS – FUEL MODIFICATION

ECS map must be stamped by the Surveyors Office with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. B) Appropriate fire breaks according to fuel load, slope and terrain. C) Non-flammable walls along common boundaries between rear yards and open space. D) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. E) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50. FIRE .9 MAP - #46 WATER PLANS

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50. FIRE. 12 MAP - # 53 – ECS WATER PRIOR/COMBUS

ECS map must be stamped by the Surveyors office with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

~~PRIOR TO GRADING PERMIT ISSUANCE~~ GRADING PERMIT ISSUANCE

60. FIRE. 1 MAP - #004 FUEL MODIFICATION

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- A) Fuel modification to reduce fire loading
- B) Appropriate fire breaks according to fuel load, slope and terrain
- C) Non-flammable walls along common boundaries between rear yards and open space
- D) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- E) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY

PRIOR TO FINAL INSPECTION

80. FIRE. 6 MAP – RESIDENTIAL FIRE SPRINKLERS

Install a complete fire sprinkler system per NFPA 13D, 2010 Edition.

Plans must be submitted in triplicate with current fees to the Fire Department for review and approval prior to the installation.

Permit number, name of project must be on the plans by the job site address.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT CONDITIONS OF APPROVAL

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

137962

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

City of Eastvale
Planning Department
6080 Hamner Avenue, Suite 103
Eastvale, California 91752

Attention: JERRY GUARRACINO

Ladies and Gentlemen:

Re: TR 36423 (P.N. 11-0558)

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue.

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted EASTVALE Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project is located within the limits of the District's EASTVALE Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's encroachment permit section at 951.955.1286.
- Attached is recommended condition of approval for a previous proposal on this property.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1802 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

c: Riverside County Planning Department
Attn: Kristi Lovelady

Date: 5/15/12

JURUPA COMMUNITY SERVICES DISTRICT

Robert "Bob" Craig, President
Betty A. Anderson, Vice President
Jane F. Anderson, Director
Chad Blais, Director
Kenneth J. McLaughlin, Director



December 18, 2012

Jerry Guarracino, Senior Planner
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Re: Tract 36423 – Discretionary Review

Dear Mr. Guarracino:

The Jurupa Community Services District (District) received the City's Discretionary Review dated September 6, 2012 for providing District's Conditions of Approval to the City of Eastvale. The project is Tract 36423, proposed by Richland communities, consisting of 224 single family residential units and a park site. The proposed land use, Medium Density Residential, is not consistent with the City's General Plan Land Use of Light Industrial. A change of general plan designation is being proposed by the developer.

A request for availability from the City was previously received by the District for 250 residential units which was prepared by Webb Associates, the District and approved by the Board on February 13, 2013, was sent to the City. Per the letter, water service is available from an existing 8-inch diameter line in 65th Street. Sewer service is available from an existing 21-inch diameter line in Archibald Avenue.

The approval of the letter is the District's condition for providing water and sewer services to the project. Since the condition is met, the project proponent can proceed with the next step for preparing and submitting water and sewer design plans to the District for review and approval for construction.

In keeping with the County Health's General Conditions, it is the responsibility of the Developer to ensure that all requirements to obtain water and sewer service are met with JCSD, as well as, all applicable agencies.

Sincerely,

A handwritten signature in blue ink that reads "Luz Elena Jaynes".

Luz Elena Jaynes
Development Engineering Representative

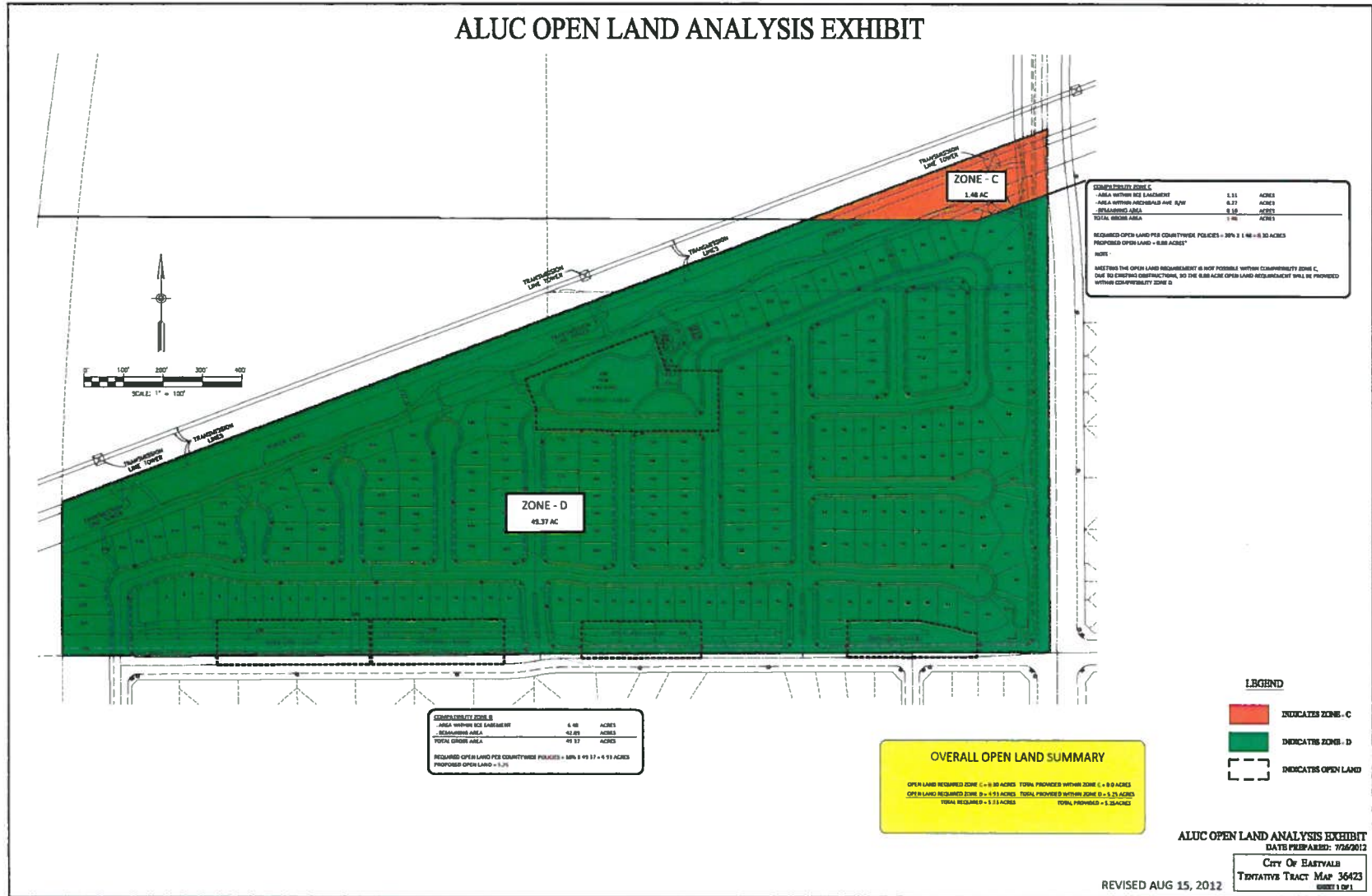
3669 | Project/BF/|

11201 Harrel Street, Jurupa Valley, CA 91752 * Phone (951) 685-7434 * Fax (951) 685-1153

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

ALUC Open Land Analysis Exhibit



GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

1. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process.
2. Three sets of complete plan drawings, which include architectural, structural, mechanical, plumbing, electrical, Title 24 Energy, Green Building Code Compliance, Precise Grading Plan showing disabled access compliance, shall be submitted to the Building Department for review and approval. Plans shall be designed under the applicable provisions of the 2010 edition California Building, Plumbing, Mechanical, Electrical, Energy, and Green Building Codes and shall be stamped and signed by an appropriate registered professional responsible for their preparation.
3. Pursuant to Ordinance No. 460.151, Article VIII, Section 8.4, and amended by Assembly Bill 2008, an approved or conditionally approved tentative tract map shall expire 60 months (5 years) after such approval unless within that period of time a final map shall have been approved by the City Engineer and filed with the County Recorder's office. Prior to the expiration date, the land divider (applicant) may file with the Planning Department a request for a one-year time extension as provided for in Ordinance No. 460.151, Article VIII, Section 8.4, by submittal of a written request and fee no later than 30 days prior to the expiration of the tentative map.
4. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
5. All flood control plans to be reviewed shall be submitted to the Riverside County Flood Control and Water Conservation District through the City of Eastvale, unless otherwise directed by the City Engineer.
6. Written permission shall be obtained from the City and from affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
7. The applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.

8. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
9. The developer shall dedicate, design, and construct all improvements in accordance to the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.
10. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.
11. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

Prior to the Issuance of Grading Permits

12. No grading shall be performed without the prior issuance of a grading permit by the City. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Eastvale.
13. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM₁₀ plan may be required at the time a grading permit is issued.
14. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
15. Grading in excess of 199 cubic yards will require performance security to be posted with the City.

16. Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or an encroachment permit, is required for all off-site grading.
17. Prior to the issuance of grading permits, the project-specific SWPPP shall be approved by the Resource Agency and submitted to the City Engineer.
18. Prior to issuance of grading permits, the developer shall provide the Public Works Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resources Control Board (SWRCB).
19. Prior to the issuance of a grading permit, the developer shall have obtained approval for the import/export location from the City of Eastvale. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.
20. Prior to the issuance of a grading permit, the developer shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right-of-way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards as adopted by the City of Eastvale, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
21. Prior to the issuance of a grading permit, the developer shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to, definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff, including quality, quantity, volume, and duration in accordance with Hydrology Manual, Improvement Standards as adopted by the City of Eastvale, and to the satisfaction of the City Engineer.

22. The grading plan shall include the following information in the Notes section of the grading plan: “No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist.”
23. The grading plan shall include the following information in the Notes section of the grading plan: “If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.”
24. Prior to the issuance of a grading permit, the developer shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by the City of Eastvale.
25. Prior to the first improvement plan submittal, the developer shall show all easements per the Title Report to the satisfaction of the City Engineer. Any conflicts with existing easements shall result in the site being redesigned and potentially going back to the Planning Commission and City Council.

26. The California Air Resources Board, in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, imposes a requirement that heavy-duty trucks accessing a project site shall not idle for greater than 5 minutes at any location. This measure is intended to apply to construction traffic. Prior to issuance of a grading permit, the grading plans shall reference that a sign is to be posted on site stating that construction workers shall not idle diesel engines in excess of 5 minutes. (Mitigation Measure AQ-2)

Prior to Recordation of the Final Map

27. Prior to the final map, improvement plans shall be accepted by the City Engineer and all improvements required by these conditions, City ordinances, resolutions and policies shall be constructed unless otherwise secured by the developer in accordance with City ordinances and the State Subdivision Map Act.
28. Prior to the final map, the developer shall provide will serve letters from the appropriate water and sewer agencies.
29. Prior to the final map, various blanket and specific transportation and/or water easements that are no longer in use are to be quit claimed/non-signature on the final map by the developer.
30. Prior to the final map, the developer shall install all street name signs at intersections adjacent to the project, public or private, and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.
31. Prior to the final map, the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right-of-way.
32. Prior to the final map, the developer shall dedicate, design, and post security for the construction of all internal streets as shown on the tentative map in accordance with the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, and to the satisfaction of the City Engineer.
33. Prior to the final map, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.

Prior to Acceptance of Improvement Plan

34. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines as adopted by the City of Eastvale, City codes, and to the satisfaction of the City Engineer.
35. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment devices to the satisfaction of the City Engineer.
36. Prior to improvement plan acceptance, the developer shall submit a separate streetlight plan for this project. Street lighting shall be designed and installed in accordance with City of Eastvale Ordinance 460 and the Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.
37. Prior to the first improvement plan submittal, the developer shall submit a list of street names for review and approval by the City.
38. Prior to improvement plan acceptance, the developer shall submit a signing and striping plan for this project. The project proponent shall be responsible for any additional paving, channelization, and/or striping removal caused by the striping plan beyond the project boundary to the satisfaction of the City Engineer.
39. Prior to improvement plan acceptance, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
40. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation, and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City codes, and to the satisfaction of the City Engineer.

41. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment device inside or outside the water quality basins to the satisfaction of the City Engineer. Should the JCSD be responsible to maintain and operate the landscaping and irrigation aspects of the water quality basins, the JCSD shall be a part of the subject agreement.

Prior to the Issuance of Building Permits

42. Prior to issuance of building permits, the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with the Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees, at the time that is customary for the City.
43. Sight distance at the project driveways shall be reviewed with respect to standard City of Eastvale and County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. (Mitigation Measure TRA-5)
44. Prior to the issuance of building permits, paved primary and secondary access shall be constructed to the satisfaction of the City Engineer and the Fire Marshall, or temporary access as approved by the City and Fire for model construction subject to separate development plan review for the model complex.
45. Building permits shall be obtained prior to the installation of the proposed retaining walls. They shall be obtained prior to the issuance of any other building permits unless otherwise approved by the City Engineer.
46. Prior to the issuance of building permits, improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the applicant/developer.
47. Prior to the issuance of building permits, the developer shall provide a will-serve letter for sewer and water from the Jurupa Community Services District.
48. Prior to the issuance of building permits, the developer shall install all street name signs at intersections adjacent to the project, public or private, and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.

49. Prior to the issuance of building permits, the developer shall construct the stormwater quality treatment devices to accommodate all project runoff in accordance with City of Eastvale’s Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right-of-way.
50. The following measures shall be incorporated into project plans and specifications as implementation of SCAQMD Rule 403:
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, in the afternoon, and after work is done for the day.
 - The contractor shall ensure that traffic speeds on unpaved roads and in project site areas are reduced to 15 miles per hour or less to reduce PM₁₀ and PM_{2.5} fugitive dust haul road emissions. (Mitigation Measure AQ-1)
51. If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (Mitigation Measure CUL-3)
52. **Energy Efficiency Measures.** The applicant shall submit building plans showing that installation of energy-efficient heating and cooling systems, appliances and equipment, and control systems will be used.
53. **Water Conservation and Efficiency Measures.** Devise a comprehensive water conservation strategy appropriate for the project and its location and in compliance with County Ordinance No. 859, Water Efficient Landscaping Requirements. The strategy may include the following, plus other innovative measures that may be appropriate:
- Create water-efficient landscapes within the development.
 - Install water-efficient irrigation systems and devices, such as soil moisture–based irrigation controls.

- Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals.
- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.

Prior to Certificate of Occupancy

54. Prior to the issuance of certificate of occupancy, all aerial utility lines including electrical power lines under 34.5 KV within the public right-of-way shall be installed underground to the satisfaction of the City Engineer.
55. Prior to the issuance of certificate of occupancy, all aerial electrical power lines above 34.5 KV within the public right-of-way shall be relocated behind the curb and gutter to the satisfaction of the City Engineer.
56. Prior to issuance of certificate of occupancy, the developer shall annex into all applicable Community Service Areas and Landscaping Maintenance Districts for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.

ATTACHMENT 2

RESOLUTION NO. 2013- _____

FOR ADOPTION OF:

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION,
MITIGATION MONITORING AND REPORTING PROGRAM,**

GENERAL PLAN AMENDMENT, AND

TENTATIVE TRACT MAP NO. 36423

RESOLUTION NO. 13-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROJECT NO. 11-0558 THAT CONSISTS OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP NO. 36423, AND PLANNED RESIDENTIAL DEVELOPMENT; AND APPROVING GENERAL PLAN AMENDMENT NO. 11-0558, TENTATIVE TRACT MAP NO. 36423, AND PLANNED RESIDENTIAL DEVELOPMENT NO. 11-0558, SUBJECT TO CONDITIONS OF APPROVAL FOR THE REAL PROPERTY LOCATED AT 6313 ARCHIBALD AVENUE (NORTHWEST OF ARCHIBALD AVENUE AND 65TH STREET (ASSESSOR'S PARCEL NUMBERS 144-010-034 AND -035))

WHEREAS, applications for a General Plan Amendment to change the land use designation for the entire site from Light Industrial (LI) to Medium Density Residential (MDR), a Change of Zone to amend the zoning designation for the entire project site from Heavy Agriculture (A-2-10) to Planned Residential Development (PRD), a Tentative Tract Map No. 36423 to subdivide a 50.5-acre site into 224 single-family residential lots and 13.7 acres of parkland and open space, and a Planned Residential Development have been filed by Richland Communities, c/o John Schafer, for the real property located at 6313 Archibald Avenue (northwest of Archibald Avenue and 65th Street (Assessor's Parcel Numbers 144-010-034 and -035)); and

WHEREAS, the proposed General Plan Amendment, Change of Zone, Tentative Tract No. 36423, and Planned Residential Development (Project No. 11-0558) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, after completion of an Initial Study, the Planning Director determined that the Project required preparation of a Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed project in compliance with the provisions of CEQA; and

WHEREAS, on February 1, 2013, using the method required under CEQA Guidelines Section 15072(b), the City provided a Notice of Availability/Notice of Intent (NOA/NOI) to adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the State Office of Planning and Research (OPR) and the Riverside County Clerk, and also published said NOA/NOI in compliance with State law in the Press Enterprise, a local newspaper of general circulation regarding the 30-day public review period; and

WHEREAS, the City made the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program available for public review beginning on February 1, 2013 and concluding on March 4, 2013, a period of not less than 30 days as prescribed by law, and which during said public review period, the City received written comment from the City of Chino concerning traffic mitigation for intersection in their City and from Southern California Edison requesting that the project be conditioned to apply for their review and approval of improvements in their easements. The project has been conditioned to address these concerns

and the proposed Mitigation Monitoring and Reporting Program has been revised to address these concern; and

WHEREAS, the City of Eastvale Planning Department on March 9, 2013, published a legal notice in compliance with state law is concerning the proposed General Plan Amendment, Change of Zone, Tentative Tract Map No. 36423, and Planned Residential Development in the Press Enterprise, a local newspaper of general circulation regarding the Planning Commission meeting of March 20, 2013. In addition, on March 8, 2013, a public hearing notice was mailed to each property owner within a 600-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for Project No. 11-0558 in accordance with state law; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 20, 2013 and subsequently on April 17, 2013, at which public testimony was received concerning Project No. 11-0558, and at which time the Commission considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Project No. 11-0558 and the proposed Project No. 11-0558, and recommended City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Project, and approval of Project No. 11-0558 subject to conditions of approval; and

WHEREAS, the City of Eastvale City Clerk's Department on April 28, 2013, published a legal notice in compliance with state law concerning Project No. 11-0558 in the Press Enterprise, a local newspaper of general circulation concerning the City Council meeting on May 8, 2013. In addition, on April 25, 2013, a public hearing notice was mailed to each property owner within a 600-foot radius of the project site, indicating the date and time of the public hearing at the City Council meeting for Project No. 11-0558 in accordance with state law; and

WHEREAS, the City Council of the City of Eastvale conducted a duly noticed public hearing on May 8, 2013, at which time it received public testimony concerning Project No. 11-0558 and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Project No. 11-0558 and considered the proposed General Plan Amendment, Change of Zone, Tentative Tract Map No. 36423, and Planned Residential Development.

NOW, THEREFORE, the City Council of the City of Eastvale does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS

Finding 1: The proposed project requires the adoption of a Mitigated Negative Declaration pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The City Council, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration, and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring and Reporting Program, and other substantial evidence (within the

meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

Compliance with Law: That the Mitigated Negative Declaration was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.

Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Eastvale.

Mitigation Monitoring Program: A Mitigation Monitoring and Reporting Program was prepared for adoption along with the project to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission is recommending to the City Council that the project will not have a significant effect on the environment.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. GENERAL PLAN AMENDMENT NO. 11-0558

Pursuant to Section 2.4 of the City of Eastvale General Plan, the Planning Commission makes the following finding pertaining to General Plan Amendment No. 11-0558:

Finding 1: The proposed General Plan Amendment will cause no internal inconsistencies in the General Plan.

Evidence: The current General Plan land use designation for the project site is Light Industrial (LI). According to the City of Eastvale General Plan, the Light Industrial land use designation allows the development of industrial and other related uses, but not

single-family residential development. Thus, the applicant has requested to amend the land use map to Medium Density Residential (MDR) for the project site to accommodate the proposed 224-lot single-family residential subdivision with 13.7 acres of open space. The MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 dwelling units per acre and allows for the development of single-family detached residences. The project has an overall density of 4.4 dwelling units per acre. The MDR designation also allows lot sizes that range from 5,500 to 20,000 square feet, with a typical lot size of 7,200 square feet. The proposed change of zone to Planned Residential Development (PRD), which allows the development of residential products that cannot be accommodated by the standard residential zoning on properties designated by the General Plan for residential uses, is consistent with the MDR designation. The lots for the proposed subdivision are a minimum of 3,750 square feet and average slightly less than 4,500 square feet, which is permitted under the PRD zoning, provided the density for MDR does not exceed 5 dwelling units per acre. Therefore, the project is consistent with the General Plan.

SECTION 4. TENTATIVE TRACT MAP NO. 36382 AMENDMENT FINDINGS

Pursuant to Eastvale Subdivision Ordinance No. 460, and in light of the record before it, including the staff report dated May 8, 2013, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Finding 1: The proposed map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The current General Plan land use designation for the project site is Light Industrial (LI). According to the City of Eastvale General Plan, the Light Industrial land use designation allows the development of industrial and other related uses, but not single-family residential development. Thus, the applicant has requested to amend the land use map to Medium Density Residential (MDR) for the project site to accommodate the proposed 224-lot single-family residential subdivision with 13.7 acres of open space. The MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 dwelling units per acre and allows for the development of single-family detached residences. The proposed density for this project is 4.4 dwelling units per acre. The proposed change of zone to Planned Residential Development (PRD), which allows the development of residential products that cannot be accommodated by the standard residential zoning on properties designated by the General Plan for residential uses, is consistent with the MDR designation. The lots for the proposed subdivision are a minimum of 3,750 square feet and average slightly less than 4,500 square feet, which is permitted under the PRD zoning, provided the density for MDR does not exceed 5 dwelling units per acre. Therefore, the project is consistent with the General Plan.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions, which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on- and off-

site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The proposed MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 units per acre and allows for the development of single-family detached residences. The proposed project has a density of 4.4 dwellings per acre. The project is a cluster-style development consistent with the proposed PRD zoning designation. The project site is relatively flat and consists of approximately 50.5 acres that would be subdivided into 224 detached single-family lots. The remaining 13.7 acres of the project site would be reserved for open space and parkland. The proposal also includes improving an existing Southern California Edison (SCE) easement and flood control easement with a new multipurpose trail that will form a 1.5-mile loop around the project. The proposed density is consistent with the allowable density of the MDR land use designation of the General Plan. The proposed 13.7 acres of open space and trail improvement complies with the minimum 40% open space requirement under the PRD zoning district. On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that proposed Tentative Tract Map No. 36423 is consistent with the 2008 Chino Airport Land Use Compatibility Plan. The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport. Those conditions have been added to the conditions of approval for the project and are identified in the Mitigation Monitoring and Reporting Program. Given this information, the site is physically suitable for the type and proposed density of development.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City prepared an Initial Study that resulted in the preparation of a Mitigated Negative Declaration (MND) for the proposed residential project. The MND analyzed the required environmental issues required by CEQA. However, through the MND process, it was determined that the proposed project would not have any impact to fish or wildlife or their habitat. Further, the draft MND was made available for the required 30-day public review period and was circulated to the State of California, Office of Planning and Research (OPR). The review period started on February 1, 2013, and concluded on March 4, 2013, and no comments were received from any state agency related to fish or wildlife. The design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance. The construction of all improvements on the site has been conditioned to comply with all applicable City of Eastvale ordinances, codes, and standards including, but not limited to, the California Uniform Building Code and the City's ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision have been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety, and welfare. On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that proposed Tentative Tract Map No. 36423 is consistent with the 2008 Chino Airport Land Use Compatibility Plan, subject to conditions of approval that have been applied to the project. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access in the immediate area.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The SCE easement that traverses the northern boundary of the project site will be improved to accommodate a new multipurpose trail. The trail will be used by SCE for access to service and maintain the existing SCE towers while also providing an improved pedestrian/bike trail for public use. The flood control easement along the south side of the project will also be improved as part of a 1.5-mile loop trail around the project site. The proposed improvements have been reviewed by Riverside County Flood Control and found to be consistent with the easement acquired by the public at large. Thus, these improvements will not conflict with the current use of the SCE or flood control easement.

SECTION 5. Based upon the findings outlined in Sections 1 to 4 above, the City Council of the City of Eastvale hereby takes the following actions:

- A. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for General Plan Amendment No. 11-0558, Change of Zone No. 11-0558, Tentative Tract Map No. 36423, and Planned Residential Development No. 11-0558; and
- B. Direct the Planning Director to file a Notice of Determination with the County of Riverside Clerk of the Board of Supervisors along with the County Clerk and California Department of Fish & Game filing fee within 5 days of the approval; and .
- C. Approve General Plan Amendment No. 11-0558 as described and illustrated in Exhibit A attached hereto, Tentative Tract Map No. 36423, and Planned Residential Development No. 11-0558, subject to the Conditions of Approval attached and incorporated herein by reference as Exhibit B.
- D. The Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Tentative Tract Map, Planned Residential Development Plans, all special studies and

documents incorporated therein and forming the record of decision therefore, shall be filed with the Eastvale Planning Department at the Eastvale City Hall, and shall be made available for public review upon request.

PASSED, APPROVED, AND ADOPTED this 8th day of May, 2013.

Ike Bootsma, Mayor

Attest:

Ariel M. Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Resolution Number 13-12 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 8th day of May, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall

EXHIBIT B

Conditions of Approval for Project No. 11-0558

(Included as Attachment 1 to the staff report)

ATTACHMENT 3

ORDINANCE NO. 2013- _____

FOR ADOPTION OF:

CHANGE OF ZONE NO. 11-0588

AND

PLANNED RESIDENTIAL DEVELOPMENT NO. 11-0588

NEIGHBORHOOD DESIGN STANDARDS

ORDINANCE NO. 2013-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA APPROVING CHANGE OF ZONE NO. 11-0558 TO AMEND THE OFFICIAL ZONING MAP FROM HEAVY AGRICULTURE (A-2-10) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE FOR THE REAL PROPERTY LOCATED AT 6313 ARCHIBALD AVENUE (NORTHWEST OF ARCHIBALD AVENUE AND 65TH STREET (ASSESSOR'S PARCEL NUMBERS 144-010-034 AND - 035)

The City Council of the City of Eastvale does hereby ordain as follows:

SECTION 1. The proposed project requires the adoption of a Mitigated Negative Declaration pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The City Council, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration, and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring and Reporting Program, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

Compliance with Law: That the Mitigated Negative Declaration was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.

Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Eastvale.

Mitigation Monitoring Program: A Mitigation Monitoring and Reporting Program was prepared for adoption along with the project to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project

and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission is recommending to the City Council that the project will not have a significant effect on the environment.

SECTION 2. The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. Pursuant to Section 1.7 of the City of Eastvale Zoning Code, the City Council makes the finding below pertaining to Change of Zone No. 11-0558:

Finding 1: The proposed Change of Zone is in conformance with the adopted General Plan for the City.

Evidence: The current zoning designation for the project site is Heavy Agriculture (A-2-10) and the proposed zoning designation is PRD, which is consistent with the proposed MDR land use designation for the project site. The proposed MDR land use designation allows for the development of single-family residential subdivisions on parcels with a minimum lot size of 7,200 square feet. The proposed PRD zoning designation provides for the development of residential products that cannot be accommodated by standard residential zoning. The PRD zoning designation is consistent with the proposed Medium Density Residential (MDR) land use designation, as it allows the development of single-family subdivisions on property designated by the General Plan for residential uses. The proposed PRD zone is compatible with other residential neighborhoods throughout the city. It provides development standards that vary from the standard requirements of Eastvale's residential zoning districts to address site-specific conditions to accommodate residential developments that would be compatible with the area in which the development is located. Given this, the proposed Change of Zone is consistent with the City's General Plan.

Finding 2: The proposed Change of Zone is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that the proposed General Plan Amendment to MDR, Change of Zone to PRD, and Tentative Tract Map No. 36423 are consistent with the 2008 Chino Airport Land Use Compatibility Plan. The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport. Those conditions have been added to the conditions of approval for the project and are identified in the project's Mitigation Monitoring and Reporting Program. Given this, the proposed Change of Zone is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

SECTION 4. The Official Zoning Map for the City of Eastvale is hereby amended to change the zoning of Assessor's Parcel Numbers 144-010-034 and -035 from Heavy Agriculture (A-2-10) to Planned Residential Development (PRD) zone as described and illustrated in Exhibit A

attached hereto.

SECTION 5. The Official Development Standards for Assessor's Parcel Numbers 144-010-034 and -035 are hereby adopted as described and illustrated in PRD No. 11-0558 – Neighborhood Design Standards. The Neighborhood Design Standards incorporated therein and forming the record of decision therefore, shall be filed with the Eastvale Planning Department at the Eastvale City Hall, and shall be made available for public review upon request.

SECTION 6. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 7. If any section, subsection, subdivision, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 8. The city clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with law.

PASSED, APPROVED, AND ORDAINED this 22ND day of May 2013.

Ike Bootsma, Mayor

Attest:

Ariel M. Hall, Assistant City Clerk

Approved as to form:

John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 2013-07 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 22th day of May, 2013, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Assistant City Clerk, Ariel M. Hall

EXHIBIT A

Legal Description and Exhibit of Change of Zone No. 11-0558

ATTACHMENT 4

PLANNING COMMISSION

STAFF REPORT FOR APRIL 17, 2013



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: APRIL 17, 2013

TO: PLANNING COMMISSION

FROM: JERRY GUARRACINO, SENIOR PLANNER

SUBJECT: PROJECT NO. 11-0558 – THE TRAILS AT EASTVALE RESIDENTIAL DEVELOPMENT BY RICHLAND COMMUNITIES – REQUEST FOR A GENERAL PLAN AMENDMENT FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL, A CHANGE OF ZONE FROM A-2-10 TO PRD, A TENTATIVE TRACT MAP TO SUBDIVIDE A 50.5-ACRE SITE INTO 224 SINGLE-FAMILY RESIDENTIAL LOTS AND 13.7 ACRES OF PARKLAND, TRAILS, AND OPEN SPACE, AND A MITIGATION MONITORING AND REPORTING PROGRAM

RECOMMENDATION

Staff recommends that the Planning Commission consider the additional information in this staff report and make a recommendation to the City Council on the proposed project. Staff's recommendation to the Planning Commission remains as presented in the March 20 staff report:

Approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA);
2. Adopt findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map; and
3. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

BACKGROUND

Planning Commission Discussion – March 20, 2013

This project was continued from the Planning Commission meeting on March 20, 2013. At the meeting, the Commission expressed concern about changing the General Plan land use designation of the project site from Light Industrial (LI) to Medium Density Residential (MDR). The Commission requested staff to provide additional information and analysis of the following issues:

- The loss of industrial development potential on the project site, and impacts to the City’s ability to provide employment opportunities and generate revenues
- Potential use of the project site as a future school site
- Impacts on the school system as a result of converting industrial land to residential
- Impact of the project on the alignment and extension of Limonite Avenue from Archibald Avenue to Hellman Avenue
- Impact of the project on the future development of The Ranch at Eastvale, an approved industrial specific plan

PROJECT DISCUSSION

Proposed General Plan Amendment

The existing General Plan designation of the project site is Light Industrial (LI). According to the General Plan, the Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, **warehousing, distribution centers** [bold type added for emphasis], and supporting retail uses.

The project site is part of a larger area of nonresidential properties in the northwest corner of the city as shown in Figure 1. Together, these properties represent 322 acres of land and include a number of approved or proposed projects. The land uses by category are as follows:

Retail	50 acres
Business Park	50 acres
Light Industrial	222 acres (including the project site)

This land use summary includes The Ranch at Eastvale, an approved industrial specific plan situated between Hellman Avenue and Cucamonga Creek, and the proposed retail site at the southeast corner of Limonite Avenue and Archibald Avenue.

Approving the proposed project would reduce the overall amount of available light industrial land in this area by 50 acres, leaving 172 acres of light industrial for future development.

Economic Impact

The economic impacts of converting land from light industrial to residential are generally measured in terms of employment and revenue generation.

Employment

The potential loss of jobs can be estimated based on a series of assumptions, including the potential buildout of the project, derived from the lot size, a range of potential floor area ratios (FAR range .38 to .60), and an average employment factor (light industrial employment factor is

2,500 square feet per employee). Applying these to the project site demonstrates that the potential future employment on the site (if developed with light industrial/warehousing uses) could range from 215 to 340 jobs.

There is no mitigation available to offset this impact. However, staff suggests that this reduction in potential employment should be considered in the context of the other project-related benefits.

Revenue Generation

A Fiscal Impact Analysis was prepared by the Planning Department to examine the net fiscal impacts for a variety of land uses in Eastvale. The analysis addressed the estimated general fund impacts resulting from development as measured by the change in the operating revenues and expenditures to the City.

According to the study, the net fiscal impact of the light industrial development category is a negative \$113 per acre—that is, the cost of providing services exceeds the revenues that the City would receive. Warehousing is slightly more negative (-\$243 per acre), and office even more (-\$633). These net fiscal losses generally reflect the fact that the City receives little or no property tax revenue and has no other way (such as a payroll or inventory tax) to generate revenue in these types of businesses.¹

The following table shows the net fiscal impact per acre of other commercial/industrial uses for comparison.

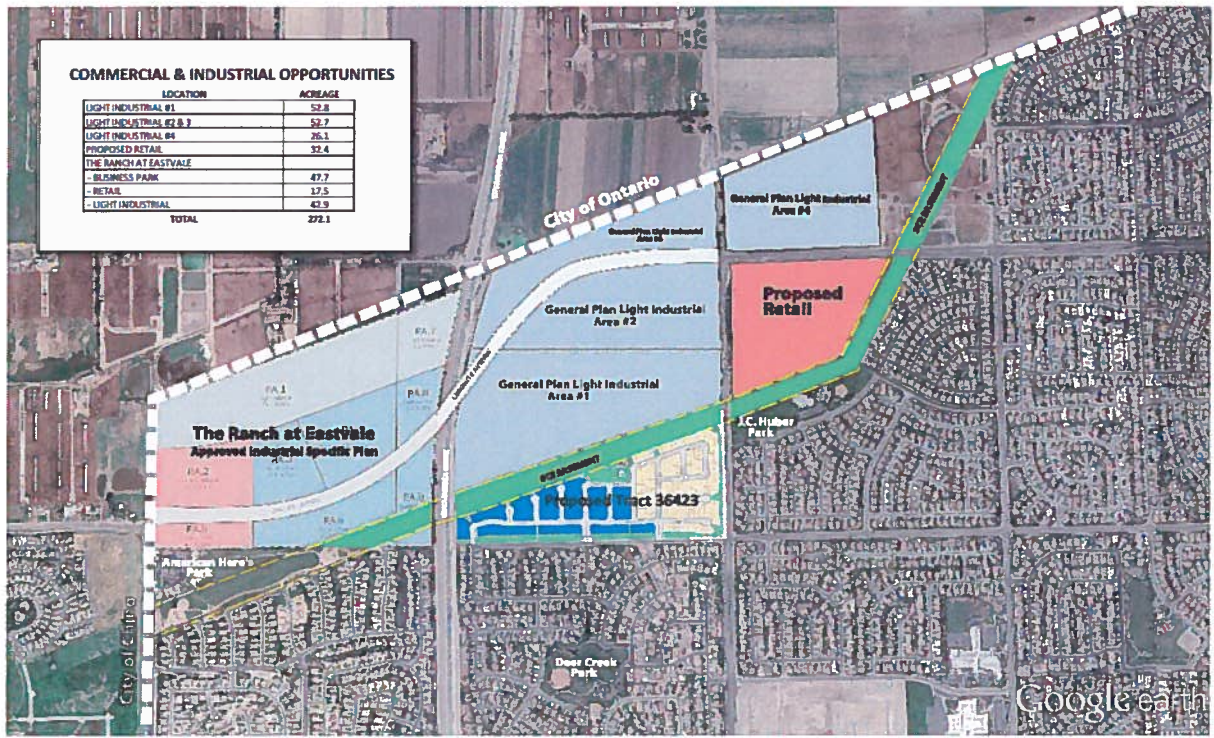
Table 1 – Net Fiscal Impact per Acre

Land Use	Net Fiscal Impact (per acre)
Retail	\$8,400
Hotel	\$50,282
Warehouse	(\$243)
Light Industrial	(\$113)
Office	(\$633)

Applied to the 50-acre project site, the \$133 per acre loss would be approximately \$6,650 per year. This amount is not significant in terms of the City’s overall budget, but staff feels it is important to note that direct fiscal revenue generation should not be considered a reason for favoring light industrial development.

¹ Retail sales *could* generate revenues if they were to take place as part of the operation of a light industrial use, but this is generally not the case and is therefore not included in the projected net fiscal impacts.

Figure 1 – Regional Project Setting



Project Location Relative to Other Land Uses

Industrial Property South of the SCE Easement

The project site is located west of Archibald Avenue, north of 65th Street, and south of the Southern California Edison (SCE) easement. This project location is the only industrial site that is located south of the SCE easement, which sets this site apart from the rest of the adjacent industrial parcels in the area. As a result, the development of industrial uses on this site would have to address potential conflicts with the adjacent single-family residential development on the south side of 65th Street and to a lesser extent the single-family residential development on the east side of Archibald Avenue. The proposed project would avoid this potential conflict by moving the industrial boundary to the center of the SCE easement. Also, in staff's opinion, the proposed project would make for a logical transition between the industrial zone north of the SCE easements and the existing single-family neighborhood south of 65th Street.

65th Street

The project site is separated from an existing single-family residential neighborhood to the south by 65th Street. This street is not a General Plan roadway and is therefore designed as a local street. Mixing industrial traffic including trucks with residential traffic on 65th Street has a high potential for conflict. The result would be an increase in noise and greenhouse gas (GHG)

emissions and potentially lower property values for the adjacent residential neighborhood. The proposed residential project would result in fewer trips than would be expected from an industrial project and would have traffic patterns that are more compatible with the existing neighborhood to the south.

It was suggested that staff look at the potential to extend 65th Street westward to connect this area to the industrial land in The Ranch at Eastvale industrial specific plan. The extension would be difficult for two main reasons: (1) any potential extension of 65th Street to the west is effectively blocked by an existing single-family home, and (2) a modified alignment is constrained by an existing drainage easement that runs north of 65th Street, the SCE easement, and Cucamonga Creek.

Existing Development Patterns Along the SCE Easement

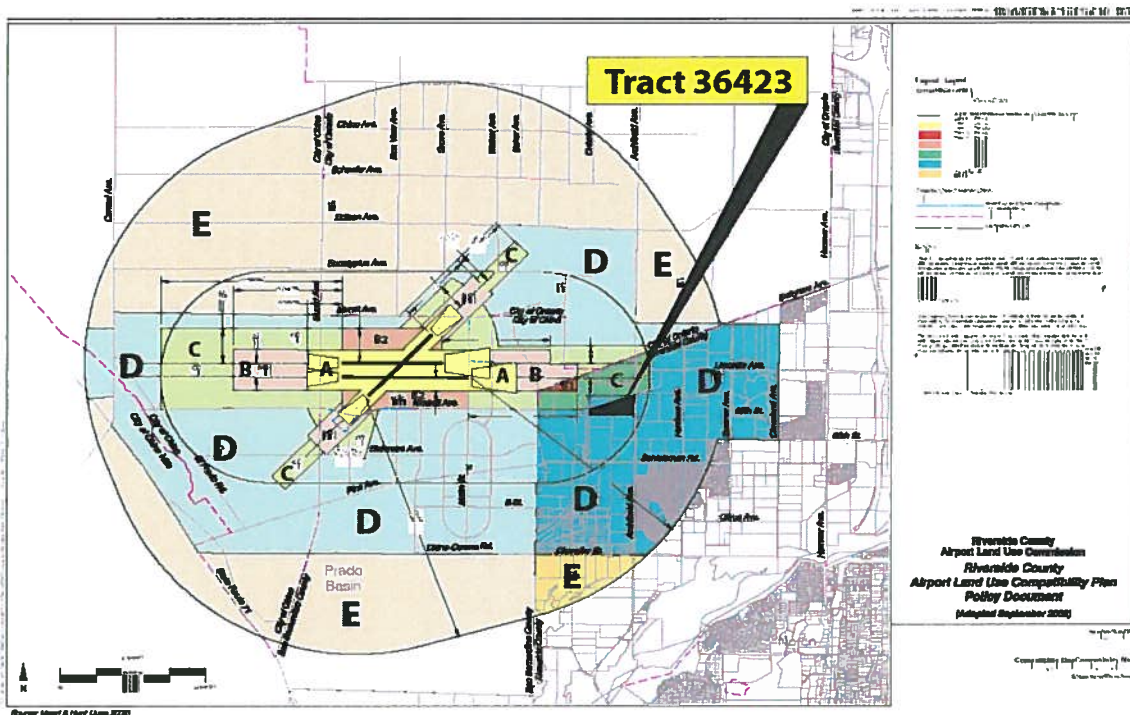
The proposed project is consistent with the development pattern existing south of the SCE easement. The residential area south of The Ranch at Eastvale between Hellman Avenue and Cucamonga Creek is separated from the industrial lands by American Heroes Park, including the passive open space within the SCE easement, developed and maintained by the JCSD. The SCE easement continues east of the park and forms a buffer between the balance of this residential neighborhood and future industrial development. The residential neighborhood east of Archibald Avenue is likewise buffered from the industrial/commercial node by the SCE easement and James C. Huber Park.

Following the pattern established in these adjacent developments, the project proposes to landscape the SCE easement and locate a park and other trail improvements along the corridor to buffer the proposed residential units from the industrial uses to the north. The trail and park facility will be owned and maintained by the JCSD. This development pattern establishes a logical boundary between the industrial and residential uses, protecting the integrity of the two very different land use types.

Airport Compatibility

The project is located almost entirely in Compatibility Zone D of the Chino Airport as shown in Figure 2. The project was reviewed by the Airport Land Use Commission (ALUC) on September 13, 2012, at which time they determined that the project was consistent with the Airport Land Use Compatibility Plan.

Figure 2 – Chino Airport Land Use Compatibility Plan



Impacts on the School System

Construction of New Facilities

There was discussion at the Planning Commission meeting concerning the need for additional classroom space in local schools as well as the additional students that would result from the proposed project. Schools for the project are provided by the Corona Norco Unified School District.

The Planning Department notified the School District about the proposed project, and staff received no comments from the School District. The project has been conditioned to pay applicable school fees based on the square footage of the homes to be constructed. The applicant met with the School District in order to estimate the fees required from the proposed project, and it was determined that the applicant will be required to pay \$5.03 per square foot. Although the exact amount of school fees cannot be accurately calculated until the size and model count of the actual homes are available, it is estimated, based on an average of 2,500 square feet per home, that the total school fees to be paid for this project by the applicant would be approximately \$2.8 million.

The Planning Commission should also be aware that under California law, construction of school facilities rests within the jurisdictional authority of the local school district. State law further

requires that local planning decisions not be based on the availability of school facilities. The payment of requisite school fees does not rest with the local city planning agency.

Potential School Site

The Planning Commission also requested information about the feasibility of using the project property as a future school site. In determining the project's compatibility with the Chino Airport Compatibility Plan, the Airport Land Use Commission staff report noted that the site on which the project is proposed would **not** include any prohibited and discouraged uses, including highly noise-sensitive outdoor uses, hazards to flight, **children's schools** (bold text added for emphasis), hospitals, and nursing homes. In addition, the applicant had previously contacted the School District to determine if there was any interest in the project site. The School District told the applicant it was not interested in this location as a potential school site.

Circulation

Limonite Extension

Limonite Avenue traverses the city from east to west and is the city's primary link to the I-15 freeway. On the west end of the city, Limonite Avenue currently terminates at Archibald Avenue. The General Plan calls for Limonite Avenue to be extended to the west and eventually connect with Kimble Avenue at the Eastvale/Chino border. To better determine if the proposed project would affect this regional connection, the Planning Commission requested an exhibit showing this proposed alignment of Limonite Avenue (see Figure 1). This figure shows that the proposed alignment of Limonite Avenue will not be affected by the proposed project, which is located considerably south of the proposed alignment.

Limited Access on Archibald Avenue

An impediment to industrial development on the project site is the limited access to a signalized intersection on Archibald Avenue. There is not enough separation between the existing signal at 65th Street and the proposed signal on Archibald Avenue between Light Industrial Areas 1 and 2 that will serve as the access to both the industrial parcels on the west and the proposed retail site on the east. The design of a potential midblock signal along the project's Archibald Avenue frontage is further limited by the intrusion of the SCE towers into the right-of-way, requiring modifications to the standard roadway sections.

The Ranch at Eastvale Specific Plan

The Ranch at Eastvale Specific Plan is an approved 120-acre industrial/commercial specific plan. The project was adopted by the County of Riverside on May 25, 2010. The project is located west of Cucamonga Creek, east of Hellman Avenue, south of the City of Ontario, and north of American Heroes Park. The land use plan for The Ranch at Eastvale is shown in Figure 1. The Ranch at Eastvale provides an opportunity for development of a variety of commercial, business park, and industrial uses. The approved land use plan by acreage is shown in the table below.

Table 2 – The Ranch at Eastvale Land Use Table

Land Use	Planning Area	Acreage
Commercial/Retail	2	13.3
	5	4.2
Subtotal		17.5
Business Park	3	9.8
	4	14.3
	6	11.8
	8	5.2
	9	6.6
Subtotal		47.7
Light Industrial	1	34.5
	7	8.4
Subtotal		42.9
Major Roads		11.8
Total		119.9

Relationship to Project Site

There is no real physical relationship between The Ranch at Eastvale and the proposed project site. The two projects are separated by Cucamonga Creek, a large concrete channel. The nearest crossing over Cucamonga Creek is considerably south of the project site at Schleisman Road. The proposed project is located south of the SCE easement, which further isolates it from The Ranch at Eastvale. The development of the proposed project site as either light industrial or residential will have no impact on future development within The Ranch at Eastvale.

Recommendation

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA);
2. Adopt findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map; and
3. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

Planning Commission Options

The Planning Commission has several options for recommendation to the City Council:

- Recommend approval of the Initial Study/Mitigated Negative Declaration and approval of the project and Mitigation Monitoring and Reporting Program subject to the attached conditions of approval.
- Recommend approval of the Initial Study/Mitigated Negative Declaration and approval of the project subject to a modified Mitigation Monitoring and Reporting Program and/or subject to modified conditions of approval.
- Recommend denial of the project.

ATTACHMENTS

1. Conditions of Approval
2. PC Staff Report – March 20, 2013 (Provided as a separate document)

Prepared by: Jerry Guarracino, Senior Planner
Reviewed by: Eric Norris, Planning Director
John Cavanaugh, City Attorney

ATTACHMENT 1

CONDITIONS OF APPROVAL

ATTACHMENT 2

PC STAFF REPORT – MARCH 20, 2013

(PROVIDED AS A SEPARATE ATTACHMENT)

ATTACHMENT 5

PLANNING COMMISSION

STAFF REPORT FOR MARCH 20, 2013 AND FINDINGS



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: MARCH 20, 2013

TO: PLANNING COMMISSION

FROM: JERRY GUARRACINO, SENIOR PLANNER

SUBJECT: PROJECT NO. 11-0558 – THE TRAILS AT EASTVALE RESIDENTIAL DEVELOPMENT BY RICHLAND COMMUNITIES – REQUEST FOR A GENERAL PLAN AMENDMENT FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL, A CHANGE OF ZONE FROM A-2-10 TO PRD, A TENTATIVE TRACT MAP TO SUBDIVIDE A 50.5-ACRE SITE INTO 224 SINGLE-FAMILY RESIDENTIAL LOTS AND 13.7 ACRES OF PARKLAND, TRAILS, AND OPEN SPACE, AND A MITIGATION MONITORING AND REPORTING PROGRAM

RECOMMENDATION

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt a Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA);
2. Adopt findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map; and
3. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

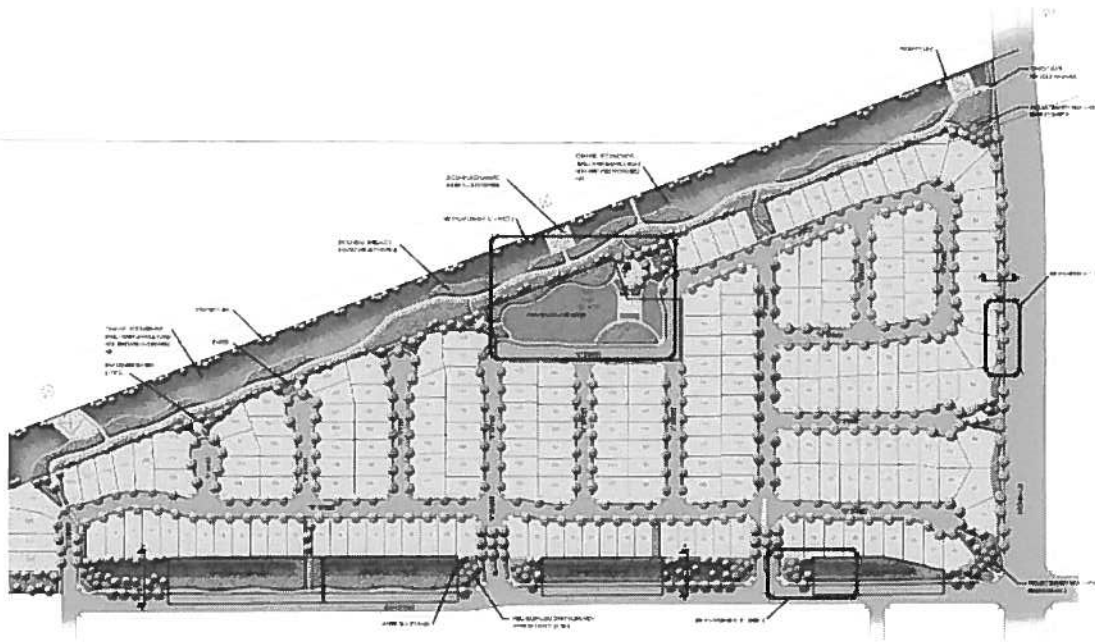
BACKGROUND

Project Summary

The project, which is called “The Trails at Eastvale,” is a walkable residential development proposed by Richland Communities. The project consists of 224 single-family lots on 50.5 acres currently designated for industrial use in the Eastvale General Plan. The project will offer eight floor plans, ranging from 1,800 square feet to 2,800 square feet, on two distinct lot sizes.

An illustrative site plan of the proposed project is shown in Figure 1.

Figure 1: Illustrative Site Plan



Although the lots are smaller than what has typically been developed in Eastvale, the development standards of the proposed Planned Residential Development require the lots to have deeper rear yard setbacks than required by the City of Eastvale Zoning Code; the lots will have rear yards large enough for small pools and Jacuzzis.

The centerpiece of the project will be the neighborhood park and adjoining trail system. The park will feature restrooms, half-court basketball, tot lot, bicycle parking, open grass play area, and access to a 1.5-mile loop trail in the SCE easement area and along the project perimeter. “Par-course” exercise stations and covered benches will be spaced along the trail system to support active and healthy lifestyle choices.

The two-story homes in this community are required to be carefully designed to provide enhanced building articulation and substantial single-story elements while allowing the project to achieve usable private outdoor space. This includes locating front porches close to the street to encourage community interaction and eyes on the street. Walkability and an active street life will be enhanced by tree-lined parkways and sidewalks moved away from the curb and placed adjacent to the front property line.

Project Location and Vicinity

The project is a more or less triangular site located west of Archibald Avenue and north of 65th Street. The project is constrained by two significant easements that ultimately influenced the proposed project design:

- The northern boundary of the site is covered by a 120-foot-wide Southern California Edison (SCE) easement. (This easement is approximately half the width of the full SCE corridor that runs diagonally from Archibald Avenue on the east to Cucamonga Creek on the west.)
- The southern boundary of the site comprises a 46-foot storm drain easement that runs along the north side of 65th Street. The easement contains a 120-inch underground storm drain carrying stormwater west to Cucamonga Creek, which forms the western boundary of the site.

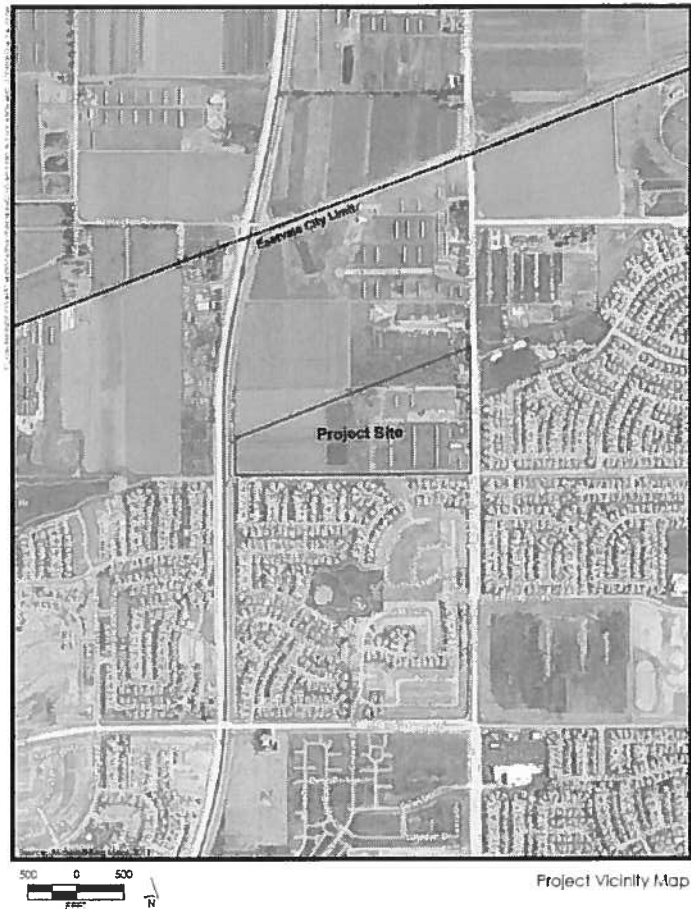
Development of the site is also constrained by its location near the Chino Airport (about 1.5 miles the northwest of the project site). The majority of the project site is located in Airport Land Use Zone D, with a small portion of the SCE easement located in Airport Land Use Zone C. The Riverside County Airport Land Use Commission (ALUC) has reviewed the proposed project design and found it to be compatible with the development criteria for Airport Land Use Zone D.¹ To achieve compatibility with the Airport Land Use Zone D of the Chino Airport, lot sizes were reduced to meet minimum density requirements while at the same time providing 5.25 acres of open space within the project's boundaries (to be use in case of emergencies for aircraft landings).

Existing Land Uses

The project site is located at 6313 Archibald Avenue at the northwest corner of Archibald Avenue and 65th Street and is currently an operating dairy. The site is surrounded by single-family residential development to the south; single-family residential (PRD), James C. Huber Park, and a vacant commercial/industrial site (proposed Walmart shopping center) to the east; agricultural land with a Light Industrial land use designation to the north; and Cucamonga Creek to the west.

¹ An expanded discussion of the ALUC approval is provided later in this report.

Figure 2: Aerial Photograph of Project Site



DISCUSSION

The proposed project requires approval of several Planning items, plus the adoption of a Mitigated Negative Declaration. The Planning Commission is being asked to make a recommendation to the City Council on all of these actions; the Commission will not take final action on any of the items.

The Planning approvals for the proposed project are:

- An amendment to the Land Use Map of the General Plan
- A change to the Zoning Map of the Eastvale Zoning Code
- Adoption of a Planned Residential Development document which will provide zoning and other standards for the project.

These items are discussed below.

General Plan Amendment

The applicant is proposing a General Plan Amendment (GPA) to change the land use designation for the entire site from Light Industrial (LI) to Medium Density Residential (MDR) as shown in Figure 3. The current land use designation (Light Industrial) allows the development of industrial and other related uses only. Therefore, the proposed amendment is necessary to accommodate the proposed detached single-family residential development.

The proposed MDR land use designation allows the development of conventional single-family detached housing at a density ranging from 2.1 to 5.0 dwelling units per acre. The proposed project has a density of 4.4 dwelling units per acre and is therefore consistent with the proposed MDR designation. The MDR designation is already in place in the residential neighborhoods to the south and east of the project site.

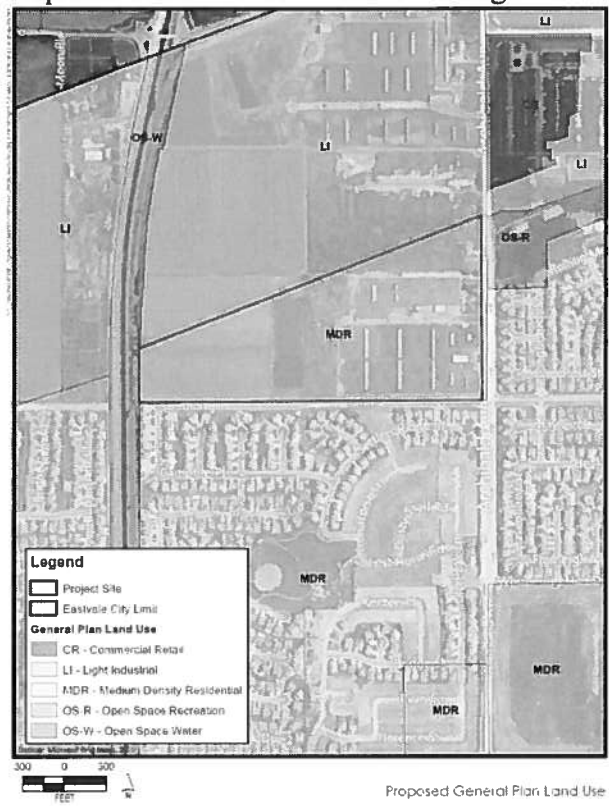
The proposed GPA would establish the boundary between the MDR and LI land use designations along the centerline of the SCE corridor, located at the northern edge of the project site. This change will eliminate the only industrial property south of the power line and avoid any potential mixing of residential and industrial traffic on 65th Street. As a result, the proposed GPA is consistent with the logical future development of the area.

Figure 3: General Plan Amendment

Existing General Plan Land Use Designation



Proposed General Plan Land Use Designation



Change of Zone

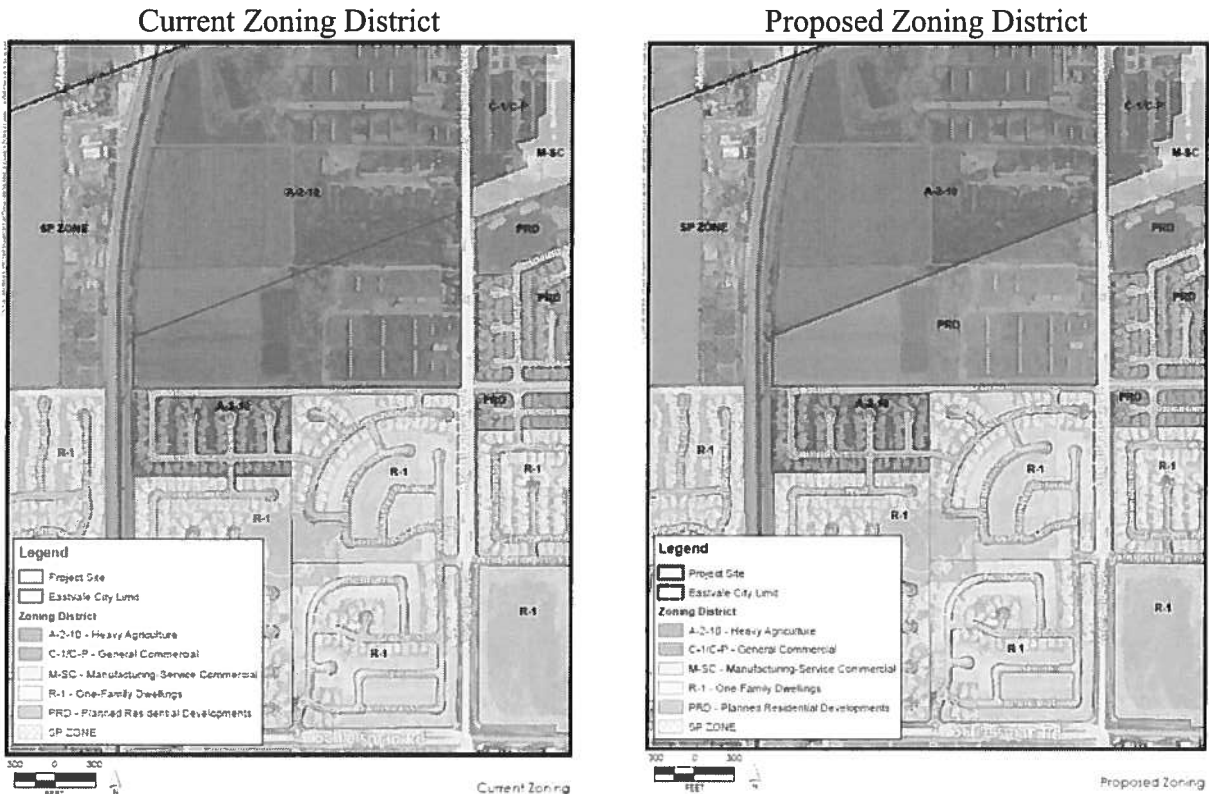
The applicant is proposing a Change of Zone to amend the zoning designation for the entire project site from Heavy Agriculture (A-2-10) to Planned Residential Development (PRD) to accommodate a proposed 224-lot single-family residential subdivision (see Figure 4). The PRD zone provides for the development of residential products that cannot be accommodated by the standard requirements of Eastvale's residential zoning districts. A PRD can be used to address site-specific conditions or can be proposed to allow the development of residential products that cannot be accommodated by standard residential zoning.

The PRD zoning designation is consistent with the proposed General Plan designation of Medium Density Residential (MDR), as it allows the development of a single-family subdivision on property designated by the General Plan for residential use. The project site has a number of constraints that would make development under the standard requirements of the One-Family Dwellings (R-1) zone impractical. These constraints include:

- Airport Land Use Commission (ALUC) open space requirements and minimum density targets;
- SCE easement restrictions; and
- Flood control easement for a 120-inch underground stormwater line.

Section 1.7- E. of the City of Eastvale Zoning Code states that zoning amendments shall be granted only when the City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs. Additionally, if the amendment affects land within the Chino Airport Influence Area, the City Council must make an additional finding that the amendment is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan. These issues will be discussed in detail in the Planned Residential Development and Airport Land Use Compatibility discussions below.

Figure 4: Change of Zone



Planned Residential Development (PRD No. 11-0558)

The use of PRD zoning on a project allows for the adoption of unique development standards that are site-specific. This is achieved through the preparation and adoption of neighborhood design standards that will guide development of the project. The neighborhood design standards for The Trails at Eastvale are contained in a comprehensive manual that includes a discussion of the overarching themes which will inform future planning decisions about the project.

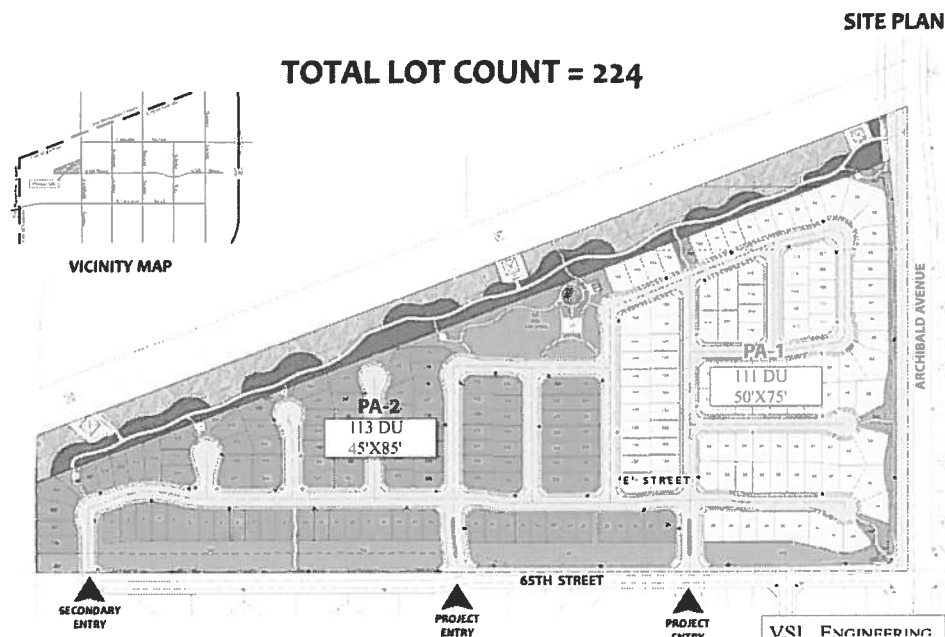
The complete neighborhood design standards manual is included as Attachment No. 5 to this staff report. The following discussion focuses on the most significant aspects of the neighborhood design standards:

- Conceptual Design
- Development Standards
- Architectural Design Standards
- Trails and Park Improvements
- Airport Land Use Compatibility

Conceptual Design

The Trails at Eastvale consists of two planning areas with differing lot widths and depths that will support the development of eight unique floor plans. The planning areas are designed to take advantage of a neighborhood park and connecting 1.5-mile trail system that rings the exterior of the community. The project design provides numerous connections to the loop trail through the use of open-ended cul-de-sacs and open space connection between lots. As a result, most lots are no more than a block away from access to the trail system. The trail is enhanced with par-course exercise stations and other pedestrian amenities to encourage walking and a healthy lifestyle.

Figure 5: Site Plan of Planned Residential Development



Development Standards

The PRD document establishes development standards that will be used to guide the initial development of the project and will serve as the zoning code standards for the life of the project. In addition to standards for lot width and depth that have already been discussed, the development standards provide setback requirements for front porches, front of building, garage doors, side yards and corner side yards, rear building setback, patio covers, and second-story decks and enclosed patios. The full list of development standards is provided in Figure 6.

Figure 6: Development Standards

Tentative Tract 36423 Neighborhood Design Standards

Design Standards

Project Information							Development Standards											
Avg Lot Size	Planning Area	Alts	Plan Types	Elevations Per Plan	Color Schemes Per Plan	Arch Styles Per Plan	Width Min	Depth Min	CTUS Min	Front Porch Setback	Front Bldg Setback	Garage Setback	Sidewalk Setback	Corner Lot Setback	Rear Yard Setback A	Rear Yard Setback B	2nd Story Deck or Enclosed Patio	Bldg Hgt Max
4,529	PA-1	111	4	4	4	4	50'	75'	35'	8'	15'	20'	5' and 5'	10' and 5'	15' to 40% of lot width	5' to 60% of lot width	10% of lot width	35'
	1,850 31x75ft					Square Cottage												
	2,050 41x75ft					Cottage												
	2,250 48x75ft					Cottage												
	2,430 48x75ft					Transitional												
4,269	PA-2	123	4	4	4	4	48'	65'	35'	8'	15'	20'	5' and 5'	10' and 5'	15' to 40% of lot width	5' to 60% of lot width	10% of lot width	35'
	1,825 31x75ft					Square Cottage												
	2,025 41x75ft					Cottage												
	2,225 48x75ft					Cottage												
	2,425 48x75ft					Transitional												

NOTE A minor deviation of up to 2 feet from the required side yard setback, rear yard setback or front yard setback for the main building shall be allowed on not more than 40% of the total lots in each planning area. The minor deviation shall apply only during the initial planning of the homes and is not applicable to later additions to the structures, except that additions are allowed to maintain the originally established setbacks for those homes for which a minor deviation was originally granted. The minor deviation shall be approved as part of the Developer's Review application.

The following significant deviations from the zoning code standards of the R-1 zone have been proposed to ensure that adequate private open space and privacy is maintained in spite of the smaller lot sizes:

- The rear yard setback has been increased from the standard 10-foot minimum to a variable setback of 20 feet across 60% of the lot and 15 feet across no more than 40% of the lot. This change results in deeper rear yard minimum setbacks and requires that homes built to meet the minimum setback will have varied wall planes across the back of the home, avoiding a boxy monotone appearance from lot to lot.
- The standards address covered unenclosed patios by requiring a 5-foot side yard setback and a 5-foot rear yard setback across up to 60% of the site, thus providing an opportunity for covered patios of a significant depth while ensuring a portion of the private open space remains uncovered.
- Finally, the front yard setback has been reduced to 15 feet to the main building (20 feet to face of garage) and 8 feet to a front porch. The reduced front yards allow for increased rear yard setbacks. They are also a deliberate attempt to encourage architecture-forward home designs that would reduce the prominence of garages on the streetscape. The reduced setback for front porches is intended to encourage an active street life and “eyes on the street” for improved safety and enhanced sense of community.

Architectural Design Standards

The PRD includes architectural design standards describing in text and graphics the required design elements for four distinct architectural styles—Spanish, Cottage, Craftsman, and Traditional. This information will be used to evaluate the final product (floor plans and elevations), which will need to demonstrate compliance with these standards. Adherence to the standards will be ensured through processing of a Minor Development Review application. Figures 7 and 8 show a typical set of architectural design standards for The Trails at Eastvale.

Figure 7: Thematic Details

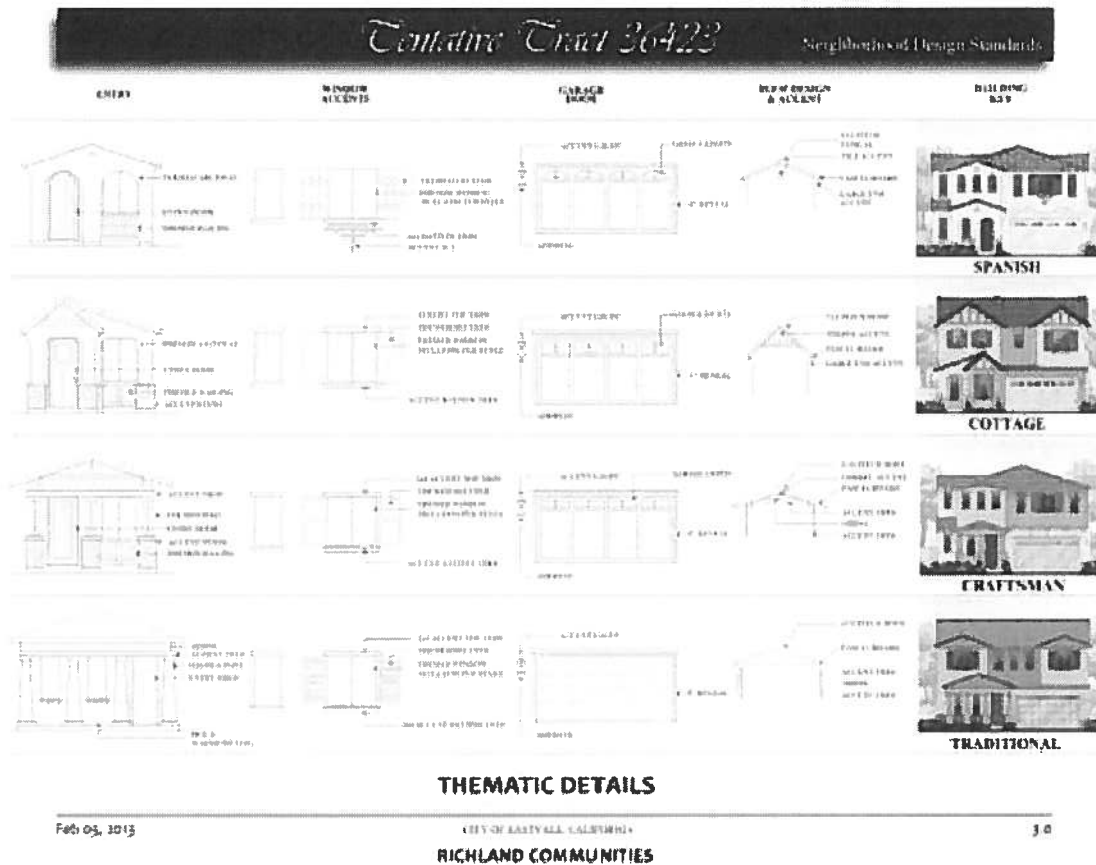
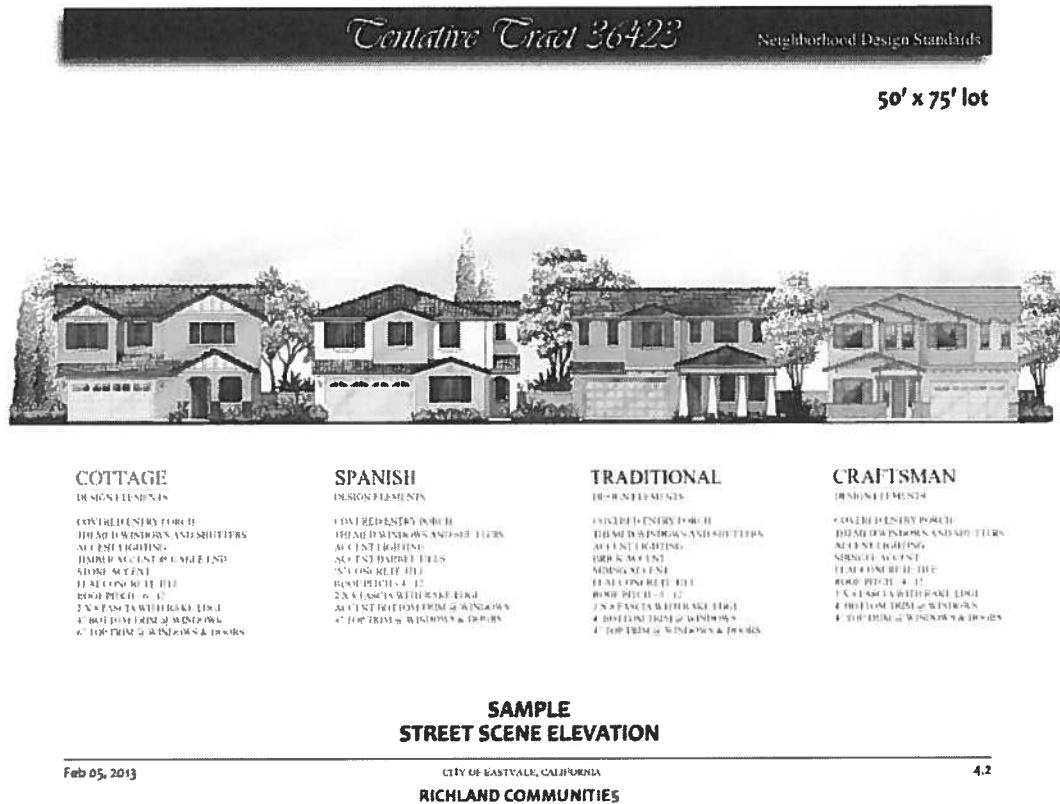


Figure 8: Sample Street Scene Elevations



Trail and Park Improvements

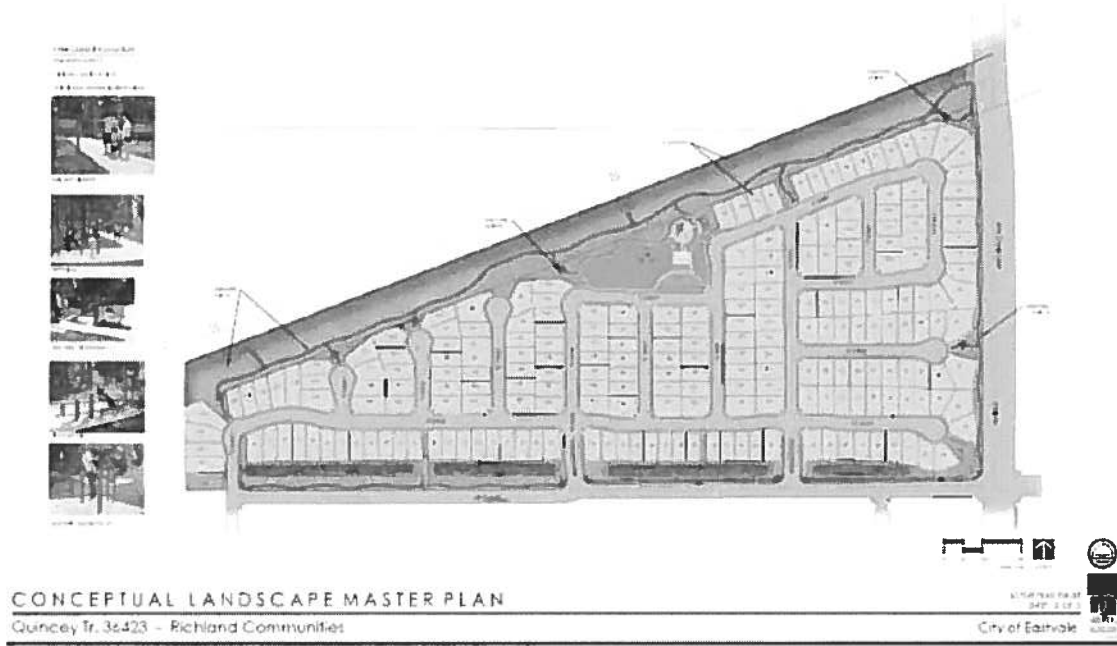
The centerpiece of the project is a neighborhood park and 1.5-mile loop trail around the perimeter of the project site. The trail uses the SCE easement on the north side of the project as well as the flood control easement on the south side of the project and the landscaped parkway along Archibald Avenue to form a loop trail system to serve this project. The trail is anchored by a neighborhood park located in the heart of the community and adjacent to the SCE easement. The park includes a restroom building, half-court basketball, tot lot, and open grass play area.

The trail and the neighborhood park will be open to the public.

The trail system is improved with a series of “Par-Course” exercise stations spread out along the SCE easement and Archibald Avenue leg of the trail and includes other pedestrian amenities such as covered seating. The project’s internal circulation has been designed to provide pedestrian connections to the trail system that are within a short walking distance to each of the homesites. Public sidewalks and tree-lined parkways on the internal streets will provide shade and a traditional neighborhood feel to the community for pedestrians heading to the park or trail system.

The park and trail system will be maintained by the Jurupa Community Services District, which has agreed to consider the 13.7-acre park and trail system as a single unit. The trail will serve the needs of this project and of the residential community to the south. Over time, it is hoped that the trail will be expanded to include the northern half of the SCE easement with the development of the adjacent industrial property. Also, pedestrians may someday use the trail system to cross Archibald Avenue at a signalized intersection just north of the SCE easement and continue on the trail behind the proposed Walmart and to access James C. Huber Park.

Figure 9: Conceptual Trail and Park Plan



Airport Land Use Compatibility

On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the proposed project and found it to be consistent with the 2008 Chino Airport Land Use Compatibility Plan.

The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport; those conditions have been added to the conditions of approval for the project and are identified in the Mitigation Monitoring and Reporting Program for the project. They include:

- Requirements for outdoor lighting to be hooded or shielded to prevent reflection into the night sky.
- Restrictions on the use of reflective materials, uses which project a steady light or flashing beam toward aircraft, uses that generate smoke or vapor that may attract large concentrations of birds and uses that generate electrical interference that may be detrimental to the operation of aircraft or highly noise-sensitive nonresidential uses such as schools, hospitals, and nursing homes.
- Notice of the airport operations shall be provided to all future property owners.
- Aboveground retention basins shall drain completely within 48 hours.
- Preservation of open space areas, free of obstruction over 4 feet tall.

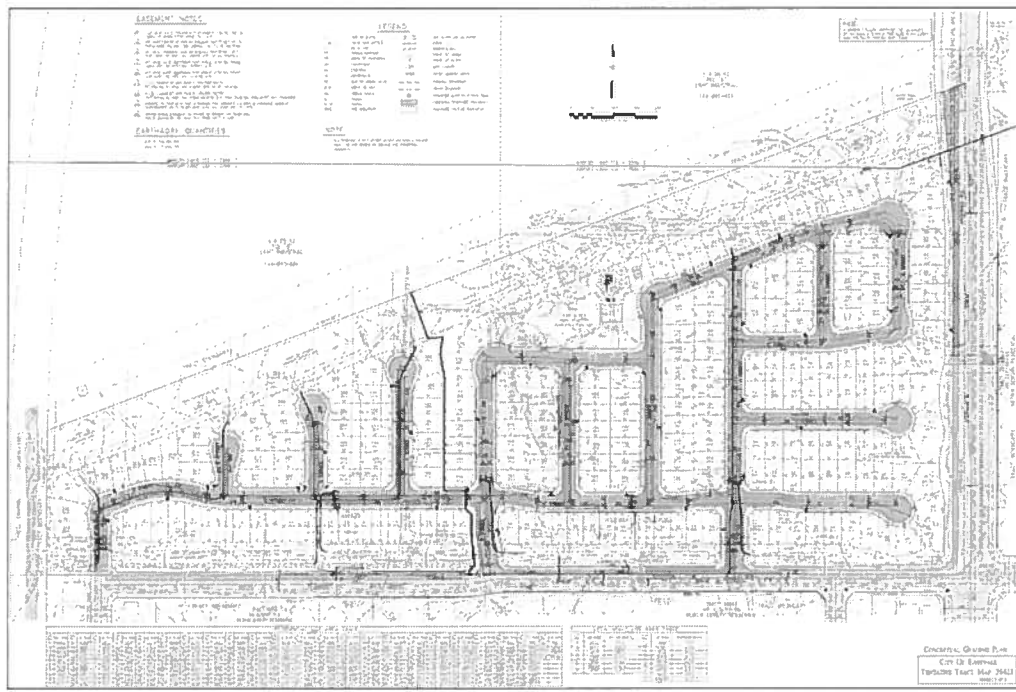
These conditions are either reflected as part of the project design or are in the recommended conditions of approval.

Tentative Tract Map

The applicant is requesting approval of a Tentative Tract Map (TTM) to create 224 single-family residential lots and approximately 13.7 acres of parkland, trails, and open space. The proposed Tentative Tract Map will result in an overall density of 4.4 dwelling units per acre, consistent with the allowed MDR designation density range of 2.1 to 5.0 dwelling units per acre. The proposed lots are also consistent with the proposed PRD No. 11-0558 – Neighborhood Design Standards.

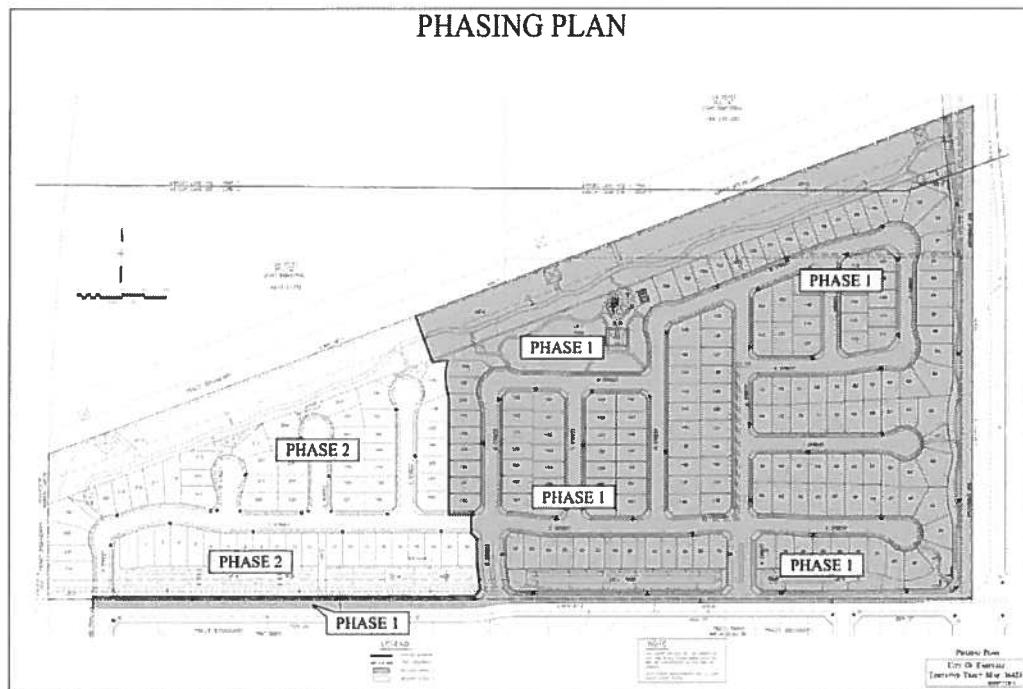
The proposed Tentative Tract Map is shown in Figure 10.

Figure 10: Tentative Tract Map No. 36423



The tract will be developed in two phases, as shown in Figure 11.

Figure 11: Tentative Tract Map No. 36423 Phasing Plan



Public Hearing Notification and Comment

The proposed project requires a 10-day public hearing notification period for property owners located within a 600-foot radius of the project site. The notification was sent on March 7, 2013, for the Planning Commission meeting on March 20, 2013. At the time of preparing this staff report, no comment was received.

Environmental Review

In accordance with the California Environmental Quality Act, an Initial Study was prepared to analyze the proposed General Plan Amendment, Change of Zone, and Tentative Tract Map to determine any potential significant impacts on the environment that would result from implementation of the project.

The Initial Study concluded that the proposed project could have a significant effect on the environment. However, specific mitigation measures have been proposed and agreed upon by the applicant that will reduce the impacts to a less than significant level. As a result, the City has prepared a Mitigated Negative Declaration (MND). A Mitigation Monitoring and Reporting Program has been prepared for consideration along with the other project exhibits, and the proposed conditions of approval reflect these mitigation measures.

The Planning Department made the proposed Initial Study/Mitigated Negative Declaration available for public review beginning on February 1, 2013, and concluding on March 4, 2013, a period of not less than 30 days as prescribed by law. Additionally, copies of the Initial Study/Mitigated Negative Declaration were placed in three public places for review (i.e., Eastvale City Hall, Riverside County Clerk, and Eastvale Library). During the required public review period, the City received no written comment concerning the proposed Initial Study/Mitigated Negative Declaration; as a result, no written response or changes to the document were generated.

Staff is recommending that the Planning Commission recommend City Council adoption of a Mitigated Negative Declaration for the proposed project. A copy of the Initial Study/Mitigated Negative Declaration is provided for Planning Commission consideration in Attachment 8.

Recommendation

Staff recommends that the Planning Commission approve a motion recommending that the City Council take the following actions:

1. Adopt a Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA);
2. Adopt findings for approval of a General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map; and
3. Approve a General Plan Amendment, Change of Zone, Planned Residential Development, Tentative Tract Map No. 36423, and Mitigation Monitoring and Reporting Program, subject to the attached conditions of approval.

Planning Commission Options

The Planning Commission has several options for recommendation to the City Council:

- Recommend approval of the Initial Study/Mitigated Negative Declaration and approval of the project and Mitigation Monitoring and Reporting Program subject to the attached conditions of approval.
- Recommend approval of the Initial Study/Mitigated Negative Declaration and approval of the project subject to a modified Mitigation Monitoring and Reporting Program and/or subject to modified conditions of approval.
- Recommend denial of the project.

As noted above, staff's recommendation is that the Planning Commission recommend approval of the project by the City Council.

FISCAL IMPACT

Conditions of approval on the project require the payment of development impact fees to offset the incremental increase in the cost of providing services as a result of this project. The developer of the project will be responsible for the construction of all infrastructure, park, trail, and street improvements needed for the project. Maintenance costs for public improvements will be provided through a variety of mechanisms acceptable to the City. As a result, the project is not expected to have a direct financial impact on the City's budget.

ATTACHMENTS

1. Findings for Approval
2. Conditions of Approval
3. General Plan Amendment Exhibit
4. Change of Zone Exhibit
5. PRD No. 11-0558 – Neighborhood Design Standards
6. Tentative Tract Map Exhibit
7. Mitigation Monitoring and Reporting Program
8. Initial Study/Mitigated Negative Declaration (Available on CD in City Clerk's office)

Prepared by: Jerry Guarracino, Senior Planner
Reviewed by: Eric Norris, Planning Director

ATTACHMENT 1

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Finding 1: The proposed project requires the adoption of a Mitigated Negative Declaration pursuant to Section 15074 (Article 6) of the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The Planning Commission, in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration, and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring and Reporting Program, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105.

Compliance with Law: That the Mitigated Negative Declaration was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA Guidelines and Thresholds of Significance adopted by the City of Eastvale.

Independent Judgment: That the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Eastvale.

Mitigation Monitoring Program: A Mitigation Monitoring and Reporting Program was prepared for adoption along with the project to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.

No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the project may have a significant effect on the environment. Therefore, the Planning Commission is recommending to the City Council that the project will not have a significant effect on the environment.

General Plan Amendment

Pursuant to Section 2.4 of the City of Eastvale General Plan, the Planning Commission makes the following finding pertaining to General Plan Amendment No. 11-0558:

Finding 1: The proposed General Plan Amendment will cause no internal inconsistencies in the General Plan.

Evidence: The current General Plan land use designation for the project site is Light Industrial (LI). According to the City of Eastvale General Plan, the Light Industrial land use designation allows the development of industrial and other related uses, but not single-family residential development. Thus, the applicant has requested to amend the land use map to Medium Density Residential (MDR) for the project site to accommodate the proposed 224-lot single-family residential subdivision with 13.7 acres of open space. The MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 dwelling units per acre and allows for the development of single-family detached residences. The project has an overall density of 4.4 dwelling units per acre. The MDR designation also allows lot sizes that range from 5,500 to 20,000 square feet, with a typical lot size of 7,200 square feet. The proposed change of zone to Planned Residential Development (PRD), which allows the development of residential products that cannot be accommodated by the standard residential zoning on properties designated by the General Plan for residential uses, is consistent with the MDR designation. The lots for the proposed subdivision are a minimum of 3,750 square feet and average slightly less than 4,500 square feet, which is permitted under the PRD zoning, provided the density for MDR does not exceed 5 dwelling units per acre. Therefore, the project is consistent with the General Plan.

Change of Zone

Pursuant to Section 20.3 of the City of Eastvale Zoning Code, the Planning Commission makes the following findings pertaining to Change of Zone No. 11-0558:

Finding 1: The proposed Change of Zone is in conformance with the adopted General Plan for the City.

Evidence: The current zoning designation for the project site is Heavy Agriculture (A-2-10) and the proposed zoning designation is PRD, which is consistent with the proposed MDR land use designation for the project site. The proposed MDR land use designation allows for the development of single-family residential subdivisions on parcels with a minimum lot size of 7,200 square feet. The proposed PRD zoning designation provides for the development of residential products that cannot be accommodated by standard residential zoning. The PRD zoning designation is consistent with the proposed Medium Density Residential (MDR) land use designation, as it allows the development of single-family subdivisions on property designated by the General Plan for residential uses. The proposed PRD zone is compatible with other residential neighborhoods throughout the city. It provides development standards that vary from the standard requirements of Eastvale's residential zoning districts to address site-specific conditions to accommodate residential developments that would be compatible with the area in which the development is located. Given this, the proposed Change of Zone is consistent with the City's General Plan.

Finding 2: The proposed Change of Zone is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that the proposed General Plan Amendment to MDR, Change of Zone to PRD, and Tentative Tract Map No. 36423 are consistent with the 2008 Chino Airport Land Use Compatibility Plan. The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport. Those conditions have been added to the conditions of approval for the project and are identified in the project's Mitigation Monitoring and Reporting Program. Given this, the proposed Change of Zone is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

Tentative Tract Map

Pursuant to Eastvale Subdivision Ordinance No. 460, and in light of the record before it, including the staff report dated March 20, 2013, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Finding 1: The proposed map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The current General Plan land use designation for the project site is Light Industrial (LI). According to the City of Eastvale General Plan, the Light Industrial land use designation allows the development of industrial and other related uses, but not single-family residential development. Thus, the applicant has requested to amend the land use map to Medium Density Residential (MDR) for the project site to accommodate the proposed 224-lot single-family residential subdivision with 13.7 acres of open space. The MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 dwelling units per acre and allows for the development of single-family detached residences. The proposed density for this project is 4.4 dwelling units per acre. The proposed change of zone to Planned Residential Development (PRD), which allows the development of residential products that cannot be accommodated by the standard residential zoning on properties designated by the General Plan for residential uses, is consistent with the MDR designation. The lots for the proposed subdivision are a minimum of 3,750 square feet and average slightly less than 4,500 square feet, which is permitted under the PRD zoning, provided the density for MDR does not exceed 5 dwelling units per acre. Therefore, the project is consistent with the General Plan.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed to meet all City standards applicable to residential subdivisions, which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on- and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with City standards.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The proposed MDR land use designation allows for a residential density that ranges from 2.1 to 5.0 units per acre and allows for the development of single-family detached residences. The proposed project has a density of 4.4 dwellings per acre. The project is a cluster-style development consistent with the proposed PRD zoning designation. The site project is relatively flat and consists of approximately 50.5 acres that would be subdivided into 224 detached single-family lots. The remaining 13.7 acres of the project site would be reserved for open space and parkland. The proposal also includes improving an existing Southern California Edison (SCE) easement and flood control easement with a new multipurpose trail that will form a 1.5-mile loop around the project. The proposed density is consistent with the allowable density of the MDR land use designation of the General Plan. The proposed 13.7 acres of open space and trail improvement complies with the minimum 40% open space requirement under the PRD zoning district. On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that proposed Tentative Tract Map No. 36423 is consistent with the 2008 Chino Airport Land Use Compatibility Plan. The ALUC recommended that several conditions be placed on the project to ensure consistency with the airport. Those conditions have been added to the conditions of approval for the project and are identified in the Mitigation Monitoring and Reporting Program. Given this information, the site is physically suitable for the type and proposed density of development.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The City prepared an Initial Study that resulted in the preparation of a Mitigated Negative Declaration (MND) for the proposed residential project. The MND analyzed the required environmental issues required by CEQA. However, through the MND process, it was determined that the proposed project would not have any impact to fish or wildlife or their habitat. Further, the draft MND was made available for the required 30-day public review period and was circulated to the State of California, Office of Planning and Research (OPR). The review period started on February 1, 2013, and concluded on March 4, 2013, and no comments were received from any state agency related to fish or wildlife. The design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance. The construction of all improvements on the site has been conditioned to comply with all applicable City of Eastvale ordinances, codes, and standards including, but not limited to, the California Uniform Building Code and the City's ordinances relating to stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision have been conditioned to be in conformance with adopted public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety, and welfare. On September 13, 2012, the Riverside County Airport Land Use Commission (ALUC) reviewed the project design for The Trails at Eastvale and found that proposed Tentative Tract Map No. 36423 is consistent with the 2008 Chino Airport Land Use Compatibility Plan, subject to conditions of approval that have been applied to the project. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access in the immediate area.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The SCE easement that traverses the northern boundary of the project site will be improved to accommodate a new multipurpose trail. The trail will be used by SCE for access to service and maintain the existing SCE towers while also providing an improved pedestrian/bike trail for public use. The flood control easement along the south side of the project will also be improved as part of a 1.5-mile loop trail around the project site. The proposed improvements have been reviewed by Riverside County Flood Control and found to be consistent with the easement acquired by the public at large. Thus, these improvements will not conflict with the current use of the SCE or flood control easement.

ATTACHMENT 6

TENTATIVE TRACT MAP NO. 36423 EXHIBITS

CITY OF EASTVALE, STATE OF CALIFORNIA TENTATIVE TRACT MAP 36423



VICINITY MAP

TOWNSHIP 7 NORTH, RANGE 17 WEST, SECTION 27

APPLICANT

RICHLAND COMMUNITIES
4100 NEWPORT PLACE, SUITE 800
NEWPORT SPAC, CA 92660-1402
PHONE: (949) 581-7010

OWNERS

TRACK FARMS LAND, LLC
BAND ISLAND INVESTORS, LLC
BOYDVILLE INVESTMENTS, LLC
BUTLER AND HIGDON LAND, LTD
RICHLAND DEVELOPMENT, LTD
AMERICAN TRUSTEES LAND, LLC
4100 NEWPORT PLACE, SUITE 800
NEWPORT SPAC, CA 92660-1402
PHONE: (949) 241-7010

ENGINEER

VEL ENGINEERING
13805 TEMARULA PARKWAY, #129
TERRACE, CA 92680
PHONE: (951) 278-2939
FAX: (951) 278-2796

ASSESSOR'S PARCEL NUMBER

140-010-010 & 140-010-075

THOMAS BROS. COORDINATES

PAGE 04 L, GRID: A 8 & J
PAGE 05 L, GRID: A7

GENERAL NOTES

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVISION.
2. THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN.
3. THIS SITE IS SUBJECT TO HIGH LIQUIDATION POTENTIAL.
4. THIS SITE IS NOT WITHIN A COUNTY SERVICES AREA.
5. NO SUBSEQUENT SPECIFIC REWARD DEFERRAL FOR THIS PROJECT.
6. FEMA PANELS NOT PROVIDED, NO SPECIAL FLOOD HAZARD AREA.
7. THIS PROJECT IS WITHIN THE CHINA AIRPORT INFLUENCE AREA.
8. ALL EXISTING UTILITIES TO BE REMOVED.
9. EXISTING WATER WELL TO BE CAPTED & ABANDONED.
10. EXISTING SPECIFIC SYSTEM FOR FLOOD PROTECTING INFRASTRUCTURE TO BE REMOVED.
11. THIS PROJECT IS IMPROVEMENT SCHEDULE "A".

LEGAL DESCRIPTION

PARCEL C-45 OPEN ON NORTH 1/4 LOT 108 ADJACENT TO 65TH ST. AS INDICATED BY SCHEDULE 1000000000 JULY 11, 2007 AS INSTRUMENT NO. 2007-0410019, OFFICIAL RECORDS OF 2ND RECORD COUNTY.

SITE DATA

BASE ZONING: A-3-18 (AERIAL) (LDRS)
PROP. ZONING: PDR 11-0331
EXIST. LAND USE: DENSITY
PROP. LAND USE: MEDIUM DENSITY RESIDENTIAL
GROSS ACRES: 34.68 ACRES
NET ACRES: 41.16 ACRES
PREPARED RESIDENTIAL LOTS: 234
PROPORTION OPEN SPACE LOTS: 14
DENSITY: 4.54 DENSITY

UTILITIES:
WATER: RICHLAND COMMUNITY SERVICES DISTRICT
SEWER: RICHLAND COMMUNITY SERVICES DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: AT&T VERIZON
TELEPHONE: AT&T VERIZON
CABLE TV: VERIZON
SCHOOL DIST: CORONA-NORCO UNIFIED SCHOOL DISTRICT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY PROVIDED BY INLAND AERIAL SERVICES, INC. ON OCTOBER 14, 2011

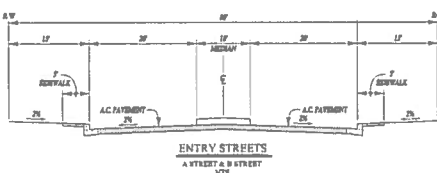
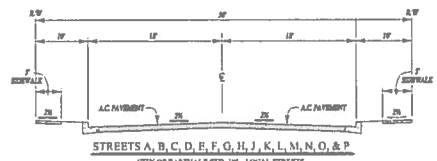
OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATION
GROUP PROJECT AREA: 90.44 ACRES
STREETS A & W: 13.82 ACRES
DRIVEWAYS (10' WIDE, 6' LONG): 1.94 ACRES
COURT YARDS (10' X 20'): 1.08 ACRES
NET PROJECT AREA: 33.96 ACRES
40% OPEN SPACE REQUIREMENT: 13.58 ACRES
TOTAL OPEN SPACE PROVIDED (LOTS 200-213): 13.69 ACRES

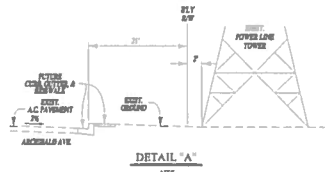
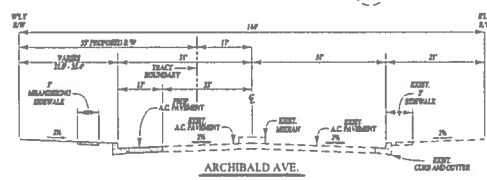
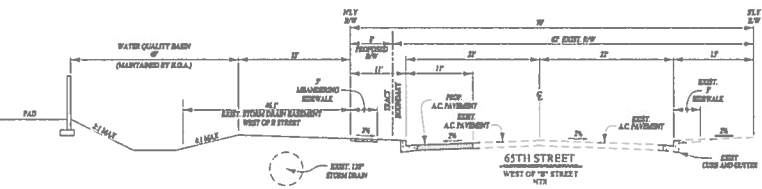
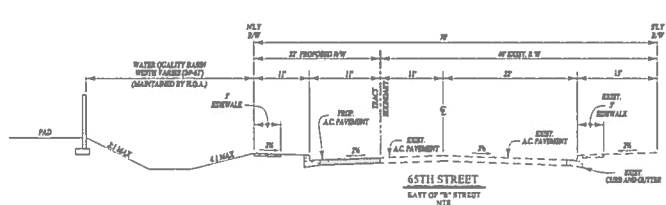
DENSITY CALCULATIONS

ADJUSTED LAND USE DENSITY CALCULATION

GROUP PROJECT AREA	90.44 ACRES
MINOR SETBACKS	-7.50 ACRES
MINOR FRONT YARD SETBACK	-2.28 ACRES
MINOR SETBACK ARCHIBALD B/W	-3.88 ACRES
TRUCK COURT AREA	37.68 ACRES
DENSITY BASED ON DEVELOPABLE AREA	5.34 DENSITY
MINIMUM DENSITY BASED ON RULE 2 ZONE D (APPROX 1)	5.0 DENSITY



INDEX MAP
SCALE: 1" = 200'



NO.	BY	DATE	REVISIONS	APPRO. DATE

SCHEDULE "A" MAP
DATE PREPARED: 8/16/2013
CITY OF EASTVALE
TENTATIVE TRACT MAP 36423
SHEET 1 OF 3

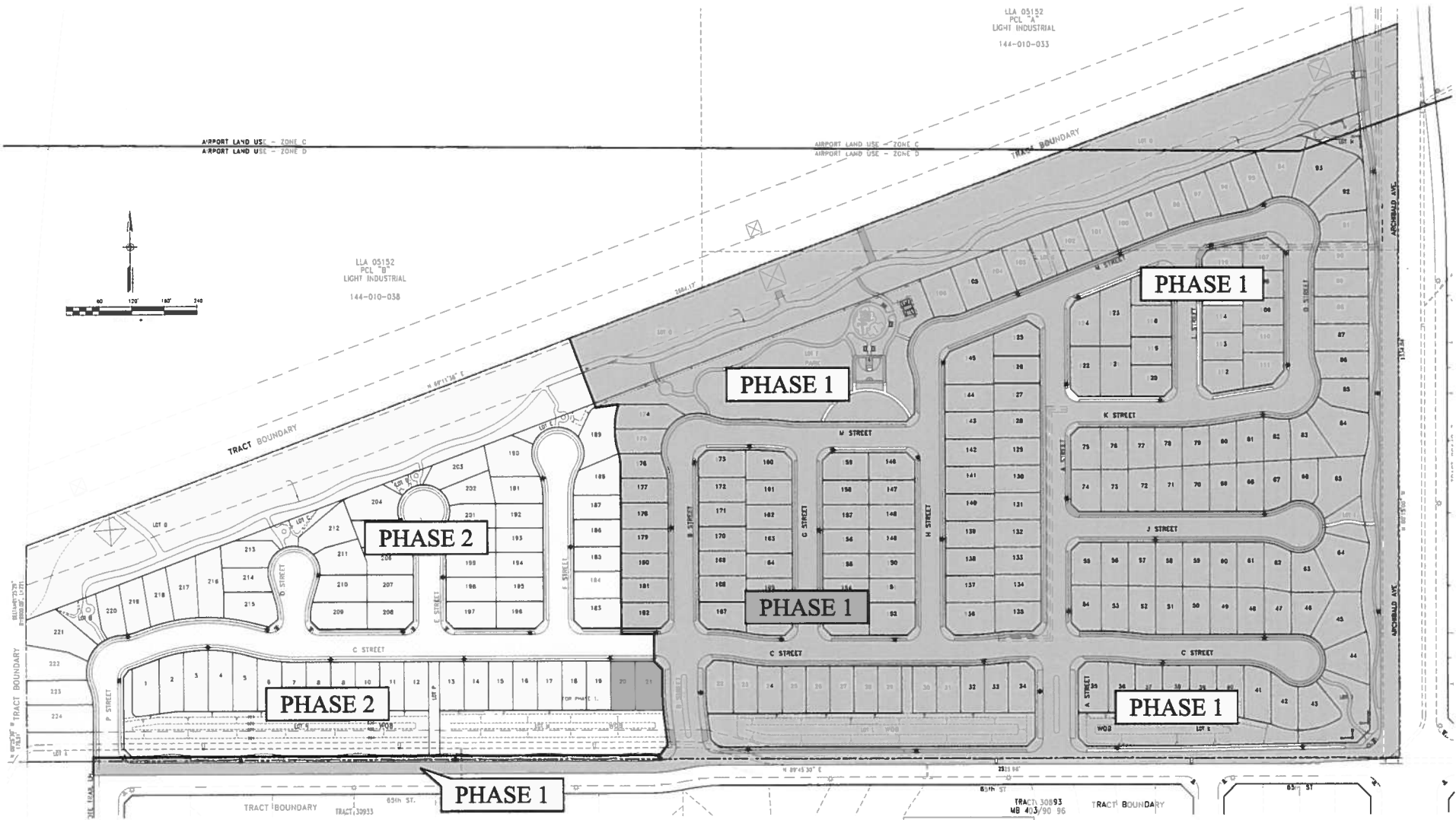
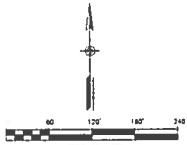
PHASING PLAN

LLA 05152
PCL "A"
LIGHT INDUSTRIAL
144-010-033

AIRPORT LAND USE - ZONE C
AIRPORT LAND USE - ZONE D

AIRPORT LAND USE - ZONE C
AIRPORT LAND USE - ZONE D

LLA 05152
PCL "B"
LIGHT INDUSTRIAL
144-010-038



NOTE
THE ENTIRE PROJECT WILL BE GRADED AT ONE TIME & ALL STORM DRAIN FACILITIES WILL BE CONSTRUCTED AT THE TIME OF GRADING.
65TH STREET IMPROVEMENTS ARE TO TAKE PLACE DURING PHASE 1

PHASING PLAN
CITY OF EASTVALE
TENTATIVE TRACT MAP 36423
SHEET 3 OF 3

ATTACHMENT 7

**PRD NO. 11-0558 –
NEIGHBORHOOD DESIGN STANDARDS BOOKLET**

The Trails at Eastvale



A WALKABLE COMMUNITY

Richland Communities is pleased to present our newest proposed community in the City of Eastvale. Consisting of 224 single family lots on 49 gross acres (currently zoned for industrial use), the project will offer eight (8) floor plans, ranging from 1,800 SF to 2,800 SF, on two distinct lot sizes. Due to the proximity to the Chino Airport and flight zone requirements, the lots are smaller than what has typically been developed in Eastvale. However, the lots will still provide typical rear and side yard set-backs and will have rear yards large enough for small pools and Jacuzzis. The homes will be marketed towards new and younger families and will be an affordable alternative to many of the existing single-family communities in the city. The centerpiece of the project will be the neighborhood park and adjoining trail system. The park will feature a restroom, half court basketball, tot lot, bicycle parking, open grass area and access to the 1.5 mile loop trail in the SCE easement area and along the project perimeter. Additionally, par-course exercise stations and covered benches will be spaced along the trail system to provide additional recreational activities. The two-story homes in this community have all been carefully designed to provide enhanced building articulation and numerous one-story elements while allowing the project to achieve good useable outdoor spaces and promote conservation of land, efficient use of construction materials and minimization of impervious surfaces.

INDEX

- CS COVER SHEET**
- 1.0 SITE PLAN**
- 2.0 BIG IDEA**
- 2.1 DESIGN CRITERIA**
- 3.0 THEMATIC DETAILS**

- 4.0 PA-1 FIRST LEVEL**
- 4.1 SINGLE STORY**
ELEMENTS
- 4.2 SAMPLE STREET**
SCENE ELEVATION

- 5.0 PA-2 FIRST LEVEL**
- 5.1 SINGLE STORY**
ELEMENTS
- 5.2 SAMPLE STREET**
SCENE ELEVATION



Tentative Tract 36423

Neighborhood Design Standards

**BUCILLA
GROUP
ARCHITECTURE**

19782 MacArthur, Suite 270, Irvine, CA 92612
TEL. 949. 861. 9080

Tentative Tract 36423

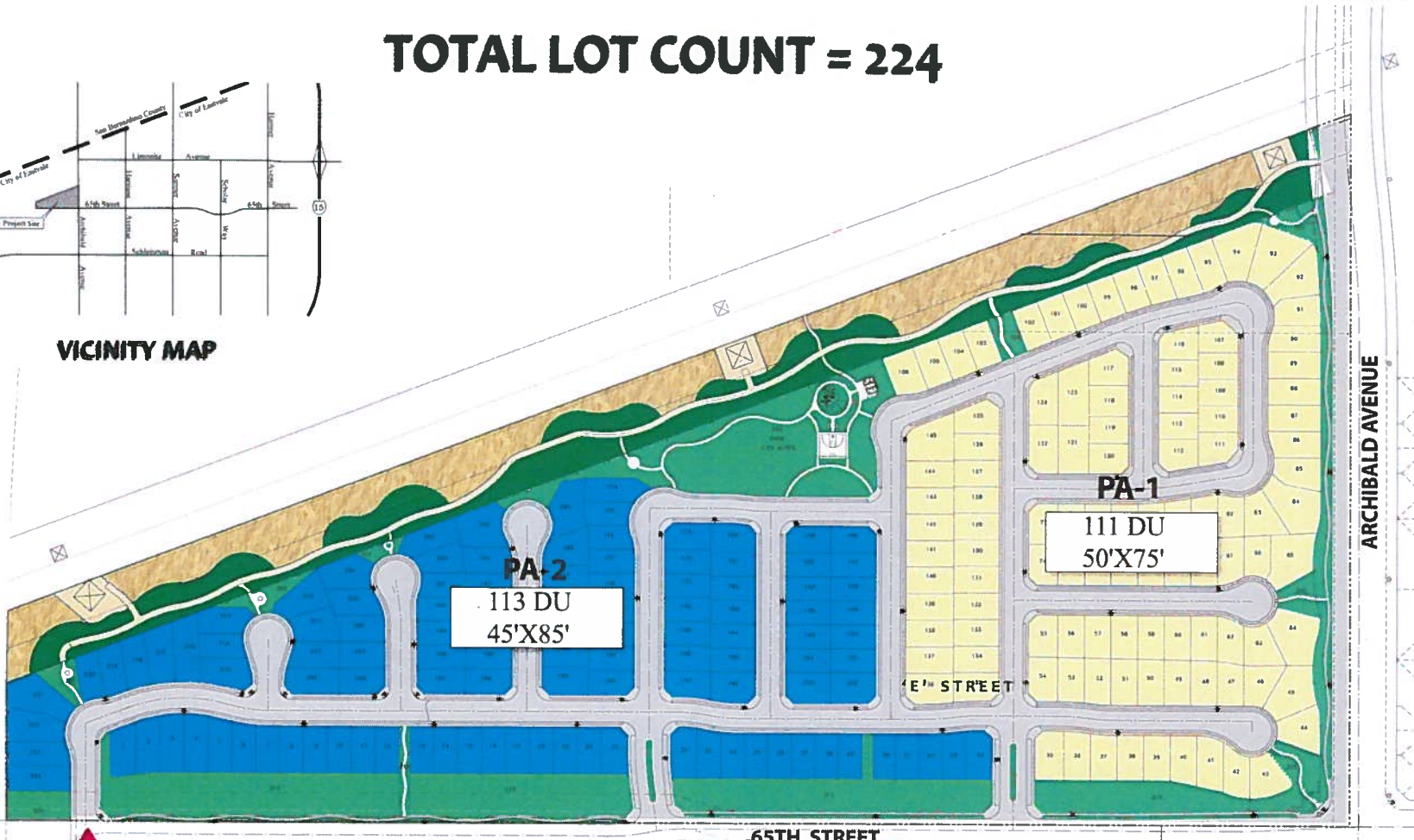
Neighborhood Design Standards

SITE PLAN

TOTAL LOT COUNT = 224



VICINITY MAP



SECONDARY ENTRY

PROJECT ENTRY

PROJECT ENTRY

VSL ENGINEERING

31805 TEMECULA PARKWAY #129, TEMECULA, CA. 92591
TEL. (951) 296-3930 FAX. (RNV) 537-1396

Neighborhood Design

The Site Development Plan is best described as a **Sustainable Walkable Neighborhood** that is connected, comfortable, safe and inviting for pedestrians. With parkways and walkways on both sides of streets, the project contains a mixture of housing footprints, architectural character, single and two story massing, varied setbacks, landscape pockets and zones, along with a significant linear spine of activity and thread of open space that circulates in and out of the community.

NOTE - A Development Plan Application (approved by Planning Commission) is required to demonstrate adherence to these Development Standards and Design Concepts.

1. **Neighborhood Design** embodies a pattern of integrated varying lot sizes of 50x75 and 45x85 respectively, with efficient plotting placed by orientation and path of travel toward surrounding open space and passive uses. Lot design is typified by active front porches projecting forward toward the street, enhanced single story elements, garages recessed into the footprint, and good usable outdoor space to the rear.
2. **Residential Design** contains 224 lots of varying building footprints with two product types. The PA-1 site (50x75) has 111 lots with 4 floor plan types and 4 elevation styles per plan, while the PA-2 site (45x85) has 113 lots with 4 floor plan types and 4 elevation styles per plan.
3. **Architectural Heritage** will be highlighted by 'Spanish', 'Cottage', and 'Craftsman' styles with deepened and usable front porches facing street edges to enhance the connectivity to the neighborhood walk-able path of travel. In addition, the use of single story elements, along with design character details of themed front doors, window patterns, trim accents, color variations, stone and brick accents, lighting details, diverse roof materials and pitches.....all add up to a diverse and enhanced neighborhood character.
4. **Walkways / Parkway**s wind throughout the community, and are part of the standard ROW, with multiple access points along 65th street and Archibald Avenue, while **Connectivity** leads to and from the project providing an expansive network of walkways.
5. **Corner Lot Side Elevations** facing the street edge will utilize front elevation design details and elements to wrap onto the side elevation to continue the thread of architecture character. In addition, privacy walls at the corner side yard will return into the house footprint at mid-lot, thereby exposing more architecture and landscape zone to the wrapping corner lot.
6. **Neighborhood Sustainability** reflects the following elements -

a. Sensitive to its natural setting	The project is wrapped with significant green open space maintaining good separation from surrounding uses.
b. Street connections and pathways	The project is walk-able from and thru-out the community.
c. Efficient land use	The project is planned with multiple accessible pedestrian entry points, with an integrated central park open space, along with connection to the significant linear park easement at the back of the project.
d. Variation of housing types	The planning areas with varying lot sizes and square footage variation will create a range of economic and social diversity.
e. Environmental overlay	Efficiency in the use of water is planned thru planting of drought tolerant species, and incorporation of water quality treatment, while using site materials benefiting green neighborhoods.
f. Building Overlay	New construction will incorporate Cal Green compliant solutions and efficiencies for energy and water, indoor air quality, and use of recycled materials.

Design Standards

Project Information							Development Standards											
Avg Lot Size	Planning Area	No. Lots	Plan Types	Elevations Per Plan	Color Scheme Per Plan	Arch Styles Per Plan	Width Min	Depth Min	CDS Min	Front Porch Setback	Front Bldg Setback	Garage Setback	Sideyard Setback	Corner Lot Setback	Rear Bldg Setback	Rear Patio Setback	2nd Story Deck or Enclosed Patio	Bldg Hgt Max
4,529	PA-1	111	4	4	4	*4	50'	75'	35'	8'	15'	20'	5' and 5'	(1)10' and 5'	15' at 40% lot width 20' at 60% lot width	(2) 5' at rear 5' at sideyard 60% lot width	same as main structure	35'
	1,850 3br/2.5ba					Spanish												
	2,050 4br/2.5ba					Cottage												
	2,250 4br/3ba					Craftsman												
	2,450 4br/3ba					Traditional												
4,389	PA-2	113	4	4	4	*4	45'	85'	35'	8'	15'	20'	5' and 5'	(1)10' and 5'	15' at 40% lot width 20' at 60% lot width	(2) 5' at rear 5' at sideyard 60% lot with	same as main structure	35'
	2,225 4br/2.5ba					Spanish												
	2,425 4br/3ba					Cottage												
	2,650 4br/3ba					Craftsman												
	2,875 4br/3ba					Traditional												

224

* denotes 30% of garage doors to have windows

(1) Denotes additional 5' at streetside corner lot

(2) Denotes single story setback of unenclosed patio structure only

NOTE

A minor deviation of up to 2 feet from the required side yard setback, rear yard setback or front yard setback for the main building shall be allowed on not more than 10% of the total lots in each planning area. The minor deviation shall apply only during the initial plotting of the homes and is not applicable to later additions to the structures; except that additions are allowed to maintain the originally established setbacks for those homes for which a minor deviation was originally granted. The minor deviation shall be approved as part of the Development Review application.

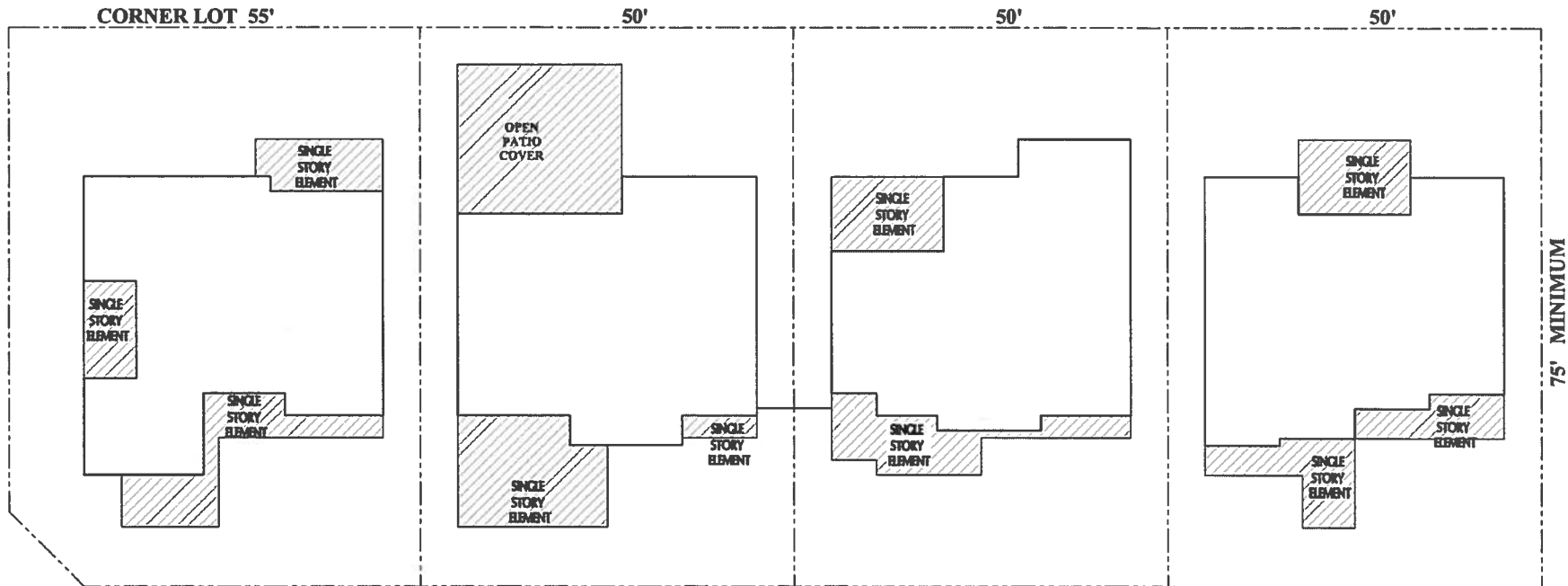
Tentative Tract 36423

Neighborhood Design Standards

ENTRY	WINDOW ACCENTS	GARAGE DOOR	ROOF DESIGN & ACCENT	BUILDING KEY
<p>THEMED ARCHWAY ENTRY DOOR THEMED RAILING</p>	<p>THEMED SHUTTER THEMED WINDOW MULLIONS PER STYLE 2x4 BOTTOM TRIM ACCENT W.I.</p>	<p>ACCENT LIGHT GARAGE LIGHTS 4" REVEAL ADDRESS</p>	<p>4:12 PITCH TYPICAL TILE ACCENT FASCIA BOARD GABLE END ACCENT</p>	<p>SPANISH</p>
<p>THEMED ARCHWAY ENTRY DOOR THEMED RAILING ACCENT STONE</p>	<p>ACCENT TOP TRIM THEMED SHUTTER THEMED WINDOW MULLIONS PER STYLE ACCENT BOTTOM TRIM</p>	<p>ACCENT LIGHT GARAGE LIGHTS 4" REVEAL ADDRESS</p>	<p>7:12 PITCH ROOF TIMBER ACCENT FASCIA BOARD GABLE END ACCENT</p>	<p>COTTAGE</p>
<p>ACCENT TRIM THEMED POST ENTRY DOOR ACCENT STONE THEMED RAILING</p>	<p>2x4 ACCENT TOP TRIM THEMED SHUTTER THEMED WINDOW MULLIONS PER STYLE ACCENT BOTTOM TRIM</p>	<p>ACCENT LIGHT GARAGE LIGHTS 4" REVEAL ADDRESS</p>	<p>5:12 PITCH ROOF CORBEL ACCENT FASCIA BOARD ACCENT TRIM SIDING ACCENT TRIM</p>	<p>CRAFTSMAN</p>
<p>SIDING ACCENT TRIM THEMED POST ENTRY DOOR BRICK WAJNSCOTTING</p>	<p>2x4 ACCENT TOP TRIM THEMED SHUTTER THEMED WINDOW MULLIONS PER STYLE 2x4 ACCENT BOTTOM TRIM</p>	<p>ACCENT LIGHT 4" REVEAL ADDRESS</p>	<p>4:12 PITCH ROOF FASCIA BOARD ACCENT TRIM SIDING ACCENT TRIM</p>	<p>TRADITIONAL</p>

THEMATIC DETAILS

50' x 75' lot



THIS SHEET DEMONSTRATES THE REQUIREMENT FOR SIGNIFICANT SINGLE STORY ELEMENTS AS ILLUSTRATED.

PA-1

SINGLE STORY ELEMENTS

50' x 75' lot



COTTAGE

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- TIMBER ACCENT @ GABLE END
- STONE ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 6 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4" BOTTOM TRIM @ WINDOWS
- 6" TOP TRIM @ WINDOWS & DOORS

SPANISH

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- ACCENT BARREL TILES
- 'S' CONCRETE TILE
- ROOF PITCH - 4 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- ACCENT BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

TRADITIONAL

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- BRICK ACCENT
- SIDING ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 5 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4' BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

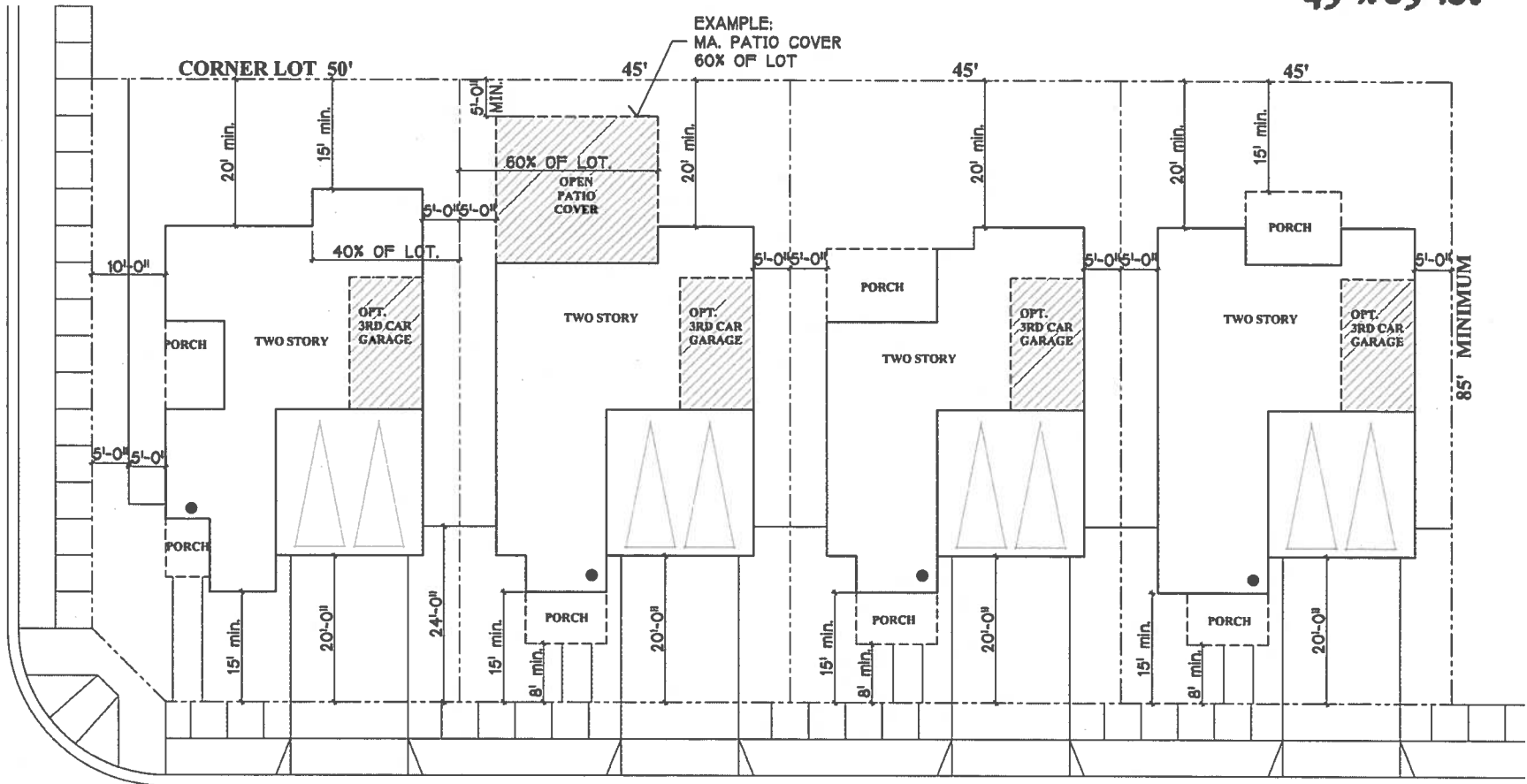
CRAFTSMAN

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- SHINGLE ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 4 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4' BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

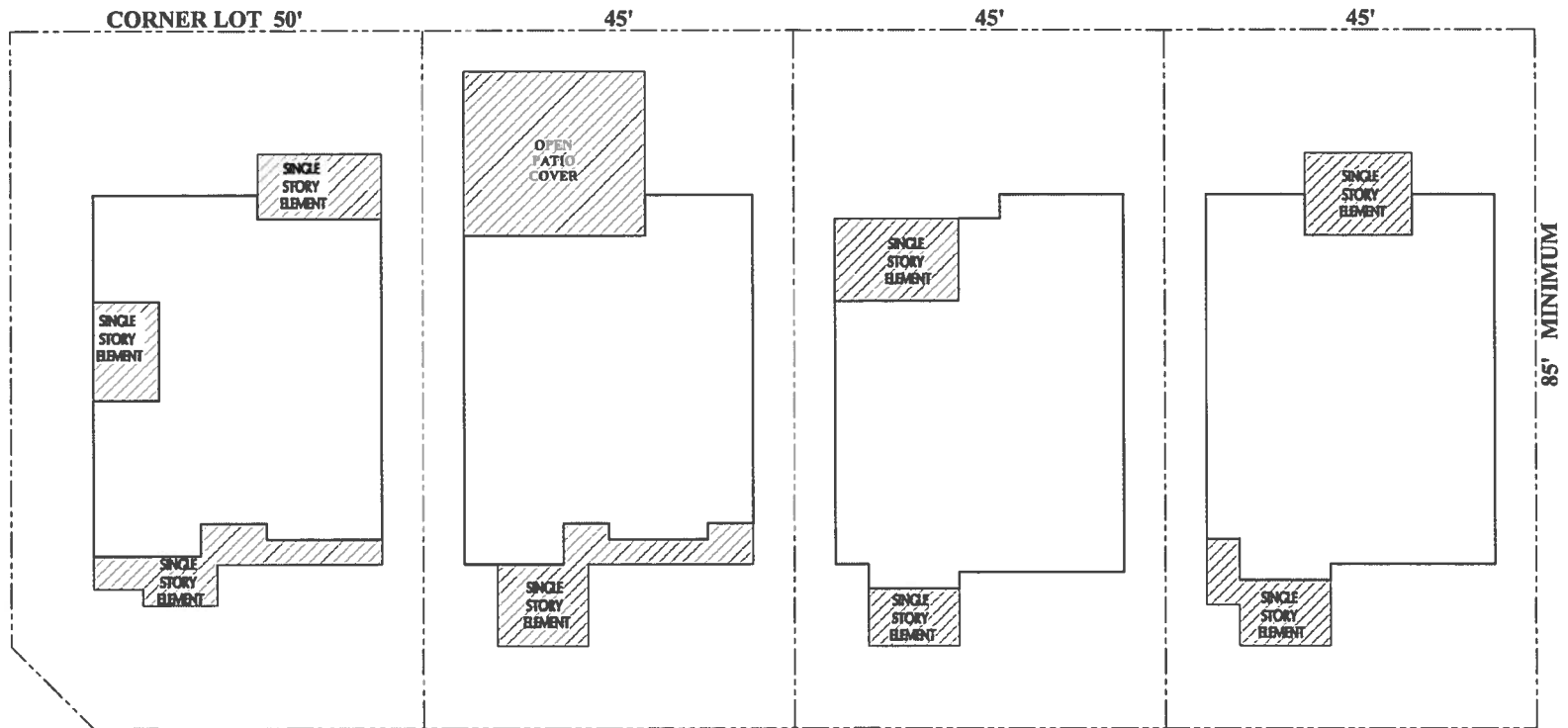
**SAMPLE
STREET SCENE ELEVATION**

45' x 85' lot



**PA-2
FIRST LEVEL**

45' x 85' lot



THIS SHEET DEMONSTRATES THE REQUIREMENT FOR SIGNIFICANT SINGLE STORY ELEMENTS AS ILLUSTRATED.

PA-2 SINGLE STORY ELEMENTS

45' x 85' lot



COTTAGE

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- TIMBER ACCENT @ GABLE END
- STONE ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 6 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4" BOTTOM TRIM @ WINDOWS
- 6" TOP TRIM @ WINDOWS & DOORS

SPANISH

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- ACCENT BARREL TILES
- 'S' CONCRETE TILE
- ROOF PITCH - 4 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- ACCENT BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

TRADITIONAL

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- BRICK ACCENT
- SIDING ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 5 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4" BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

CRAFTSMAN

DESIGN ELEMENTS

- COVERED ENTRY PORCH
- THEMED WINDOWS AND SHUTTERS
- ACCENT LIGHTING
- SHINGLE ACCENT
- FLAT CONCRETE TILE
- ROOF PITCH - 4 : 12
- 2 X 8 FASCIA WITH RAKE EDGE
- 4" BOTTOM TRIM @ WINDOWS
- 4" TOP TRIM @ WINDOWS & DOORS

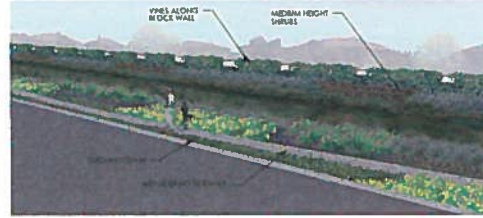
**SAMPLE
STREET SCENE ELEVATION**



PROJECT IDENTITY MONUMENT
NEIGHBORHOOD ENTRIES



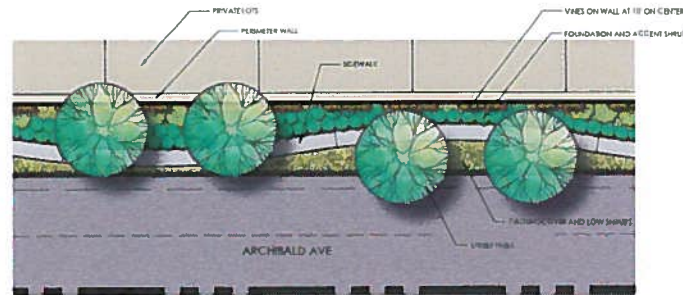
PROJECT IDENTITY MONUMENT
NORTHEAST AND SOUTHEAST CORNERS OF PROJECT



VIEW AT AIRPORT OPEN SPACE (65TH STREET)



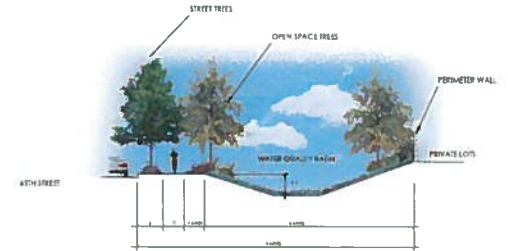
Section "A" - Streetscape at Archibald Ave
NOTE: SEE SHEET 1 FOR PLANT LEGEND 1/8"=1'-0"



Enlargement "A" - Streetscape at Archibald Ave

NOTE: SEE SHEET 1 FOR PLANT LEGEND

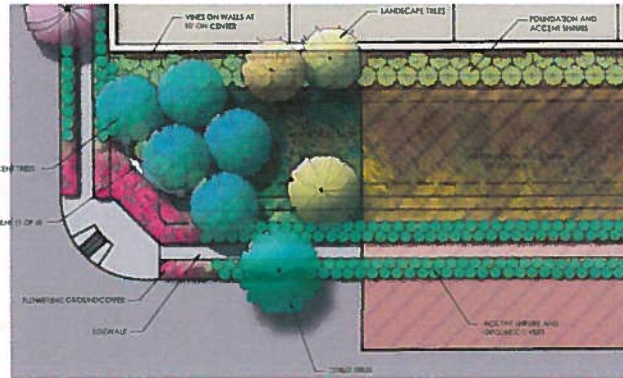
1/4"=10'



Section "B" - Streetscape at 65th Street

NOTE: SEE SHEET 1 FOR PLANT LEGEND

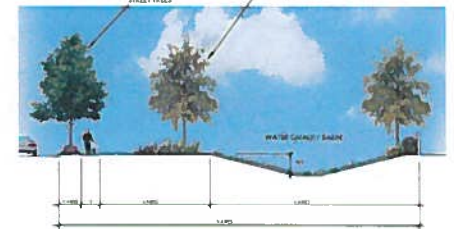
1/8"=1'-0"



Enlargement "B" - Streetscape at 65th Street

NOTE: SEE SHEET 1 FOR PLANT LEGEND

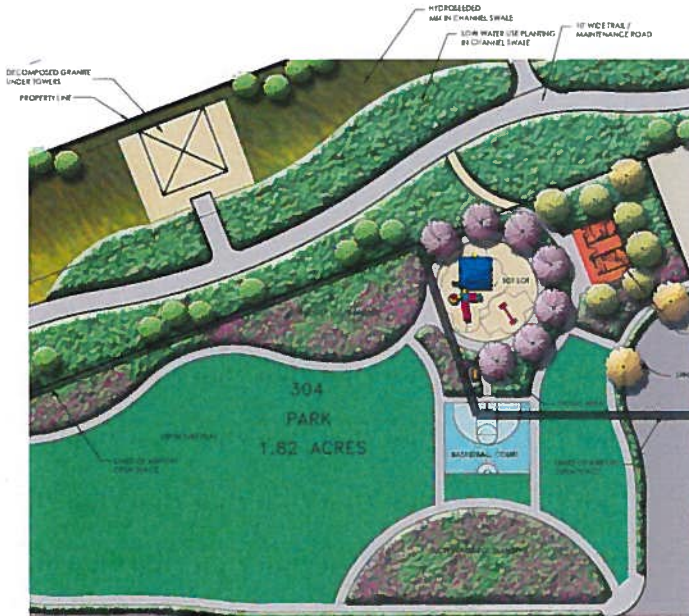
1/4"=10'



Section "C" - Streetscape at 65th Street

NOTE: SEE SHEET 1 FOR PLANT LEGEND

1/8"=1'-0"



Enlargement "C" - Park and SCE Easement

NOTE: SEE SHEET 1 FOR PLANT LEGEND

1/4"=10'

CONCEPTUAL LANDSCAPE MASTER PLAN

Quincey Tr. 36423 - Richland Communities

SECTIONS AND ENLARGEMENTS
SHEET 2 OF 5

City of Eastvale



01.28.13

PAR-COURSE INFORMATION

- PAR LENGTH - 4.200 L.
- MINIMUM 3 EXERCISE STATIONS
- TRAIL SIGNAGE AND EXERCISE INSTRUCTIONS



TRAIL MARK / SIGNAGE



STRETCHING



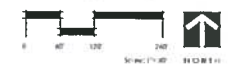
BODY ROCK / SB AND REACH



SIT UP / 1/4 BEND



BODY BAR / REVERSE PULL UP





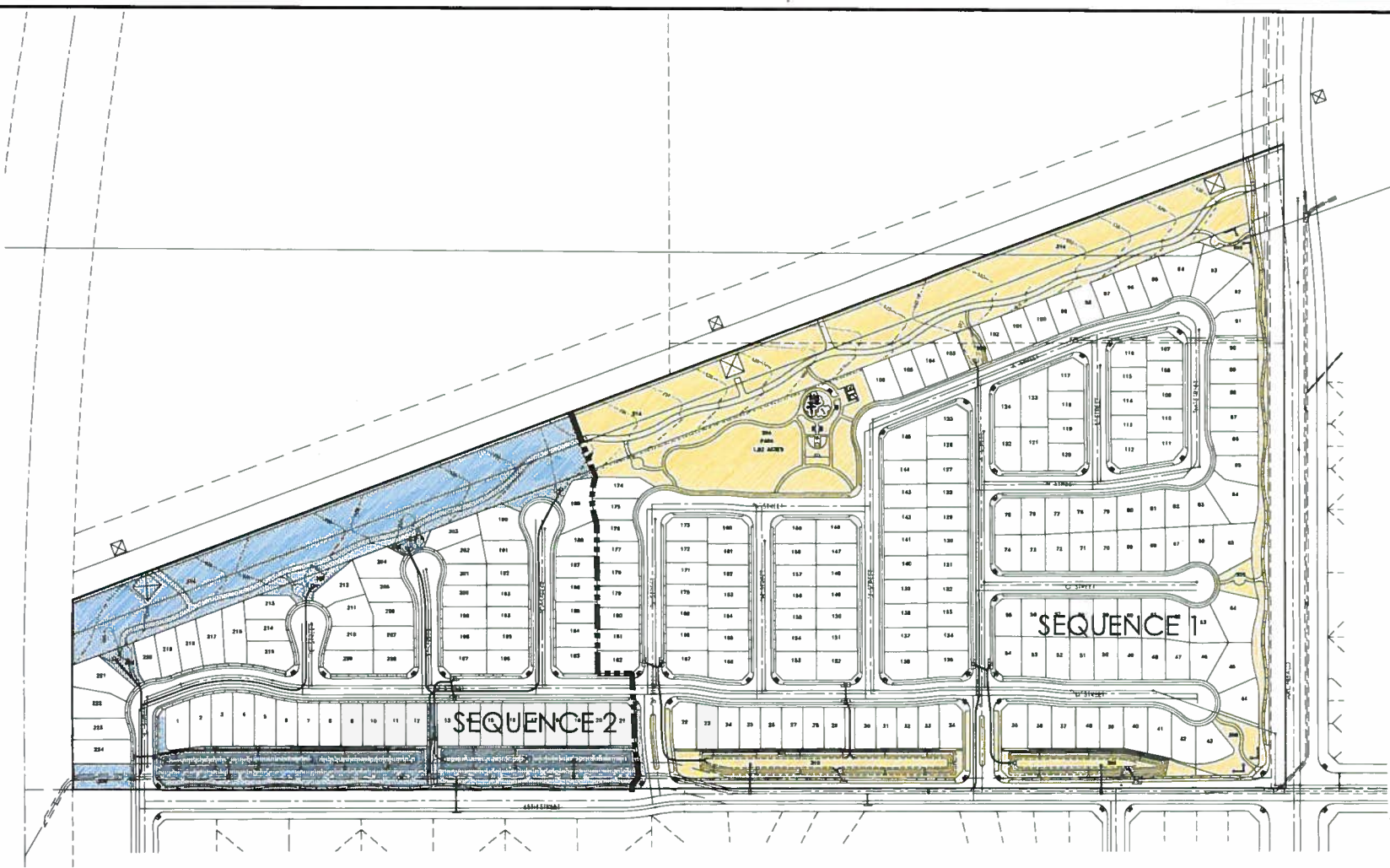
CONCEPTUAL LANDSCAPE MASTER PLAN

Quincey Tr. 36423 - Richland Communities

ACTIVE TRAIL EXHIBIT
SHEET 3 OF 5
City of Eastvale

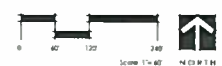


SYMBOL	DESCRIPTION
	SEQUENCE 1 • STREETSCAPE AND WORKS ALONG ARTISANAL & 5th • IMPROVEMENTS TO SECOND PROPOSED (1st & 2nd) • BALTIMORE / TRAIL IMPROVEMENT (1st) • NE CORNER PARK
	SEQUENCE 2 • REMAINDER OF STREETSCAPE AND WORKS ALONG 5th • REMAINDER OF BALTIMORE AND TRAIL SYSTEM • REMAINING ENTRY



CONCEPTUAL LANDSCAPE MASTER PLAN

Quincey Tr. 36423 - Richland Communities



SEQUENCING PLAN
SHEET 5 OF 5

City of Eastvale



01-31-19

ATTACHMENT 8

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

(ON FILE IN THE CITY CLERKS OFFICE)

ATTACHMENT 9

MITIGATION MONITORING AND REPORTING PROGRAM

(ON FILE IN THE CITY CLERKS OFFICE)



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

9. *COUNCIL COMMUNICATIONS*



City of Eastvale

City Council Meeting Agenda

Staff Report

MEETING DATE: MAY 8, 2013

10. CITY MANAGER'S REPORT



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

11. CLOSED SESSION:

11.1 CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION:

Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

Number of Cases: Two (2)



City of Eastvale
City Council Meeting Agenda
Staff Report

MEETING DATE: MAY 8, 2013

12. ADJOURNMENT